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## Area East Committee

**Wednesday 14th August 2019**

**9.00 am**

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

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



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The following members are requested to attend this meeting:

Robin Bastable  
Hayward Burt  
Tony Capozzoli  
Nick Colbert  
Sarah Dyke

Henry Hobhouse  
Charlie Hull  
Mike Lewis  
Kevin Messenger  
Paul Rowsell

Lucy Trimnell  
William Wallace  
Colin Winder

Consideration of planning applications will commence no earlier than **10.15am**.

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

This Agenda was issued on Monday 5 August 2019.

**Alex Parmley**, *Chief Executive Officer*



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

## **Information for the Public**

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

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

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

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

Meetings of the Area 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](http://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%200council%20meetings.pdf>

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# **Area East Committee**

## **Wednesday 14 August 2019**

### **Agenda**

#### ***Preliminary Items***

#### **1. Minutes of Previous Meeting**

To approve as a correct record the minutes of the previous meeting held on Wednesday 10<sup>th</sup> July 2019.

#### **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, Henry Hobhouse, Paul Rowsell, William Wallace 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 11<sup>th</sup> September at 9.00 am.

#### **5. Public Question Time**

#### **6. Chairman Announcements**

## **7. Reports from Members**

### *Items for Discussion*

- 8. The Balsam Centre's Report to Area East** (Pages 6 - 7)
- 9. South Somerset Community Accessible Transport Annual Report** (Pages 8 - 10)
- 10. Area East - Council Plan Priorities 2020/21** (Pages 11 - 13)
- 11. Area East Committee Forward Plan** (Pages 14 - 15)
- 12. Planning Appeals (For information only)** (Page 16)
- 13. Schedule of Planning Applications to be Determined by Committee** (Pages 17 - 19)
- 14. 19/00709/OUT - Land At Sycamore Farm, Barton Road, Keinton Mandeville** (Pages 20 - 28)
- 15. 19/01069/OUT - Land Adjoining 17 Batchpool Lane, Horsington** (Pages 29 - 38)
- 16. 19/00801/FUL - Land North Of Creech View, Dropping Lane, Bruton** (Pages 39 - 45)

**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

## **The Balsam Centre's Report to Area East - August 2019**

*Report by: Sue Place, Balsam Centre*

*Contact Details: [sueplace@balsamcentre.org.uk](mailto:sueplace@balsamcentre.org.uk)*

### **Purpose of the report**

The purpose of this report is to update members on the progress made over the last year. There are no financial implications for the council in this report.

### **Recommendation**

That Area East Committee members note the contents of the report.

### **Report Detail**

The Balsam Centre was set up as an independent charity in 1999.

It was awarded National Lottery funding as a Healthy Living Centre from 2002 -2007 and Local Authority funding as a Children's Centre from 2007 – 2015. Over the last 20 years it has become established as a busy community hub, with a range of integrated services and activities.

The charity's aim is to reduce health and social inequalities and improve quality of life for local people through its four main priorities:

- **Best Start in Life** – working with parents, families, babies, children and young people
- **Social Inclusion** – drawing in people who are lonely or isolated and helping them connect, socialise and build new friendships with others
- **Mental Health** – prevention, early intervention and specialist support for common mental health problems
- **Community Hub** – a welcoming, friendly, vibrant space for numerous social and therapeutic groups and activities

### **Projects**

The two main projects, Like Minds and Maternal Mental Health have continued to attract referrals and both are working at capacity. Like Minds works with approximately 350 individuals annually to support mental and physical health, independence and wellbeing.

The Maternal Mental Health project works with around 75 mothers each year together with their babies and other family members, to help them survive and thrive in the crucial perinatal period.

Against a backdrop of increasing demand and complexity of mental health referrals overall, the need for young people's mental health services has been especially noticeable. A new Youth Café, The Hive, funded by the Grocers Charity, Henry Hoare and the Brue Valley Rotary Club has recently been set up by the Centre at the Baptist Hall in Wincanton.

### **Groups**

A wide variety of new groups and activities are running including Lip Reading, Craft and Play for under Fives, Soft Furnishings, Art group, Drumming and Bring Your Own Craft Project. All provide social

support and social networks for people who are lonely or isolated, as well as the pleasure of learning a new skill.

### **Centre Improvements and changes**

With some 'windfall' funding from the Masonic Charitable Trust, the Centre has been able to significantly update and strengthen its wi-fi infrastructure which was previously extremely unreliable, with the hardware close to collapse. This was followed by a changeover to Office 365. Improved management and protection of personal data through GDPR has necessitated a higher level of secure technology and procedures and the combination has improved security and resilience, as well as reducing technician costs.

The last year has involved substantial planning, management and logistics in the relocation of Conkers Nursery from Churchfields to the Balsam Centre. Notice has been given to our own tenant SCC, in line with the terms of our lease with them, to create the space required. The changeover will happen during August 19, with Conkers being open for business at the Balsam Centre at the start of the 19/20 academic year.

### **Partner organisations**

The Balsam Centre has continued to work in partnership with three other Somerset based mental health charities (the Well Wessex group) to share good practice, skills and opportunities.

Close operational links with the Health Visitor and Midwife teams and referrals from Health Centres are mutually beneficial. There have been numerous visits to the Centre from senior and operational staff from the Clinical Commissioning Group, Local Authority and Somerset Partnership, all have expressed enthusiasm and support for the work and philosophy of the Centre. SSDC and Wincanton Town Council have provided welcome financial support.

However, the loss of critical services such as Getset and the Youth Service from SCC have had a significant knock-on effect in demand for family and young people's support across the county, not least in our area, with hugely increased demand for young people experiencing distress and self-harming.

Looking ahead we hope that the planned changes to NHS delivery through Neighbourhood working will be a positive development for the Centre.

### **Staff, Volunteers and Trustees**

Staff numbers remain steady at around 29 for the Balsam Centre and Conkers combined. All posts are part time apart from the Chief Executive and the Senior Lead Counsellor. There are currently 123 active volunteers (this number temporarily went up to 137 during Glastonbury Festival!) There are 10 Trustees. In November 2018 we were sorry to see Tim Carroll step down due to ill health after 13 years as Chair. We welcome Michael Bainbridge in his place.

### **Highlights**

Our wonderful Maternal Mental Health project was chosen by Comic Relief, for a two minute 'documentary' film which led into the start of the 2019 Red Nose Day appeal. It was shown on BBC 1 just before the 10.00 News.

# Agenda Item 9

## **South Somerset Community Accessible Transport - Annual Report 2019**

*Lead Officer & Report by: Mike Rowlands, Operations Manager, SSCAT*  
*Contact Details: [sscatbus@gmail.com](mailto:sscatbus@gmail.com) or (01963) 34594*

### **Purpose of the report**

The purpose of this report is to update members on the progress made over the last year.

### **Recommendation**

That Area East Committee members note the contents of the report.

### **Report Detail**

The core business of the company is a demand-responsive door-to-door Ring and Ride Service using 5 wheelchair accessible minibuses to provide transport for people in the operating area of South East Somerset who are unable to use public transport due to mobility difficulties, or because the service provided is inadequate. Local community groups hire minibuses for social outings and trips in a wider geographical area. The company also operates a busy Social Car Scheme using volunteer drivers in their own cars to provide transport for hospital appointments further afield. This is an expanding, highly valued service due to the reduction in provision of hospital transport by NHS Somerset CCG.

AEC members will recall from previous reports that SSCAT experienced severe financial setbacks following National Lottery funding being withdrawn in 2017 and more recently in February 2019, the early termination of King Arthur's School contract (which should have run until July 2013) due to SCC funding constraints. As a consequence, SSCAT income revenue has fallen despite fare increases in January 2019, whilst costs have remained essentially constant.

This has made the support of local town and parish councils, through an annual precept allocation, even more important. SSCAT received 15 positive responses from the 25 councils in the SE Somerset area, amounting to £8650. This support has proved invaluable in providing much needed certainty and continuity of funding. It is understood that most of these allocations are made on a 3-year rolling cycle and the importance of this support cannot be overstated.

In addition, the Friends of Wincanton Community Hospital have pledged £9000 a year over 3 years (culminating in April 2020) and this has proved a lifeline. A number of additional fundraising initiatives aim to raise over £6000 in revenue income over 2019; to date we have raised approximately £1500. We have been successful in being selected by the Co-op as one of its charities to be supported in 2019 in raising funds towards computerising our bookings, servicing/maintenance records and management/admin systems and will receive its grant payment in October.



We have also looked at our costs and planned small savings in a few areas. Inevitably however our largest costs are vehicle maintenance, fuel and salaries, all of which will increase and are unavoidable.

Our budget for 2019/20, is aiming to hit a break-even target (excluding depreciation on vehicles) by March 2020.

We also urgently need to replace one of our ageing minibuses (which is now over 11 years old) and must raise over £38,000 for a smaller 9-seat wheelchair accessible minibus over this financial year. A number of bids have been submitted to charitable trusts and foundations with limited success. A bid for £5000 to the Somerset Community Foundation was submitted in June and it is intended to ask for grant support from SSDC shortly.

Local businesses have been issued with our latest newsletter to make them aware of our services and to gain their support.

SSCAT minibuses are a vital link in helping to maintain or create new connections for the people of SE Somerset; they also meet the governments' current remit of helping prevent isolation and loneliness.

There is little doubt that funding of the SSCAT 'Ring & Ride' service to cover all operational revenue costs, even with the current support from councils and other funders, will be challenging.

Local town and parish councils' support is therefore an essential component in our financial recovery plan and is very much appreciated. We hope to receive their continued support.

From an operational perspective, there has been significant use of the services we provide as the figures below will show. We continue to be the main provider of transport for the neediest members of our community and are an essential service in the transport provision for South East Somerset. Without our accessible vehicles with their friendly helpful drivers, many people would be isolated in their own homes.

**Statistics: Apr – Mar 2019**

**Financial Year  
2018-19      2017/18**

<b>Total mileage</b>	<b>69446</b>	<b>67665</b>
<b>Single passenger journeys</b>	<b>24564</b>	<b>23371</b>
<b>Social car single passenger journeys</b>	<b>1418</b>	<b>884</b>

{Average journey length (2018/19) in 'Ring & Ride CAT bus = 2.8 miles}

The DfT consultation about the future operation of Section 19 & 22 permits (which allow the use of paid, non PSV drivers) which could have required SSCAT (and other CT operators) to hold a PSV 'O' Licence and all drivers a PCV D1 (by test) and Driver Certificate of Professional Competence, has potentially been avoided by the creation of a new exemption. The Dft has introduced a 'Short distance' exemption permitting CT operators to provide *'any service within a radius of 10 miles, with the radius being measured from a specified central*

*point*'. SSCAT would be able to operate under this exemption and further guidance is being issued before 1 October 2019 when the new rules take effect.

**M M Rowlands**  
**Operations Manager**  
**SSCAT**

**1 August 2019**

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# Agenda Item 10

## **Area East – Council Plan Priorities 2020/21**

*Service Manager:* Jan Gamon, Lead Specialist Strategic Planning  
*Lead Officer:* Jan Gamon, Lead Specialist Strategic Planning  
Anna Maria Lenz, Specialist, Strategic Planning (East/South)/  
Chereen Scott, Specialist, Strategic Planning (West/North)  
Tim Cook, Locality Manager

*Contact Details:* [anna-maria.lenz@southsomerset.gov.uk](mailto:anna-maria.lenz@southsomerset.gov.uk)  
[chereen.scott@southsomerset.gov.uk](mailto:chereen.scott@southsomerset.gov.uk)  
[tim.cook@southsomerset.gov.uk](mailto:tim.cook@southsomerset.gov.uk)

### **Purpose of the Report**

To present the priorities identified by Area East Committee for consideration in the Council Plan 2020/21, as agreed at a workshop in July 2019.

### **Public Interest**

This report gives a summary of the priorities agreed by Members of the Committee at a recent workshop. These priorities will help to inform the development of the Council Plan 2020/21 including corporate strategic priorities and the priorities for the Area East chapter. This report details the next steps of this process.

### **Recommendation**

1. That members agree the proposed corporate strategic priorities to be presented to District Executive for consideration for inclusion in the Council Plan.
2. That members agree that the other priorities raised at the workshop will be developed into the Area East Chapter in collaboration with the chair of the committee.

### **Background**

One of the key objectives of the Council Plan is to ensure that the priorities of the Council align to the aspirations of Members and are supported by evidence, such as national policy and community need.

The development process begins with Area Workshops, which include all members, in order to base the development of Council priorities on local knowledge, insight and awareness of issues and challenges faced by our communities.

Draft priorities were identified by members of Area East at a workshop in July.

### **Draft Priorities for Area East**

A number of challenges and issues were identified at the member workshop. Members were asked to give some weighting to identify emerging priorities for the 2020/21 period. The list below provides the outcome of this exercise:

There were three issues that were most highly ranked by members:

- High streets: To investigate options to support vitality of high streets in the Area

- National policy framework: To collaborate with other authorities in the district to lobby central government to amend (housing) planning policy legislation with regard to developing more localised ways of calculating housing/planning need.
- Broadband: To support rural communities to access funds or schemes to improve the access and provision of broadband

The following is a list of issues that had a moderate ranking:

- Health and wellbeing:
  - To identify ways to work with and support carers and organisations which provide care options.
  - To increase the network of volunteer led health walks through promotion, training and support.
- To identify options to celebrate and promote local produce and create trade options for a wider audience.
- To support the improved provision and access to sports and leisure facilities in the Area.
- Built community facilities:
  - To support and enable communities to access or generate funds to build or maintain community facilities
  - To support communities to improve the utilisation of community facilities

The following is a list of issues that had a lower level of ranking to those above:

- To address Fly tipping issues
- Promote opportunities for enhanced service delivery through SSDC Environmental Services offer including parish warden scheme
- Deliver 8 Play days in towns/villages in Area East
- Work towards providing employment land and business units of appropriate sizes readily available for uptake by business and residents
- Complete housing needs surveys when requested
- Improve community transport links
- To support local providers of sports, leisure and community facilities in maintaining sustainability and availability of facilities

Listed below are some of the priorities that were ranked with higher importance and could have a wider potential impact for the District. It is proposed that these are put forward for consideration as a corporate strategic priority in the Council Plan:

- High streets: To investigate options to support vitality of high streets in the Area
- National policy framework: To collaborate other authorities in the district to lobby central government to amend (housing) planning policy legislation with regard to developing more localised ways of calculating housing/planning need.
- Broadband: To support rural communities to access funds or schemes to improve the access and provision of broadband

## **Next Steps**

The process and timescale for the adoption of area priorities as council priorities are as follows:

Further work on developing these priorities will take place in collaboration with the chair of the committee with a view of bringing the draft Area East Chapter to committee later in the year for adoption.

There will be a period of time between August and November where priorities for consideration in the Council Plan are scoped and assessed against need and reviewed by members of the Senior Leadership Team (SLT) and District Executive as part of priority setting. The outcome of this will form the content of the Council Plan for 20/21, which will be brought to Full Council early in the New Year with a recommendation to agree and adopt.

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

## **Resourcing Area Chapters**

Identifying the resources needed to deliver the Area Chapters will be done as an integral part of the planning process.

### **Area+ teams**

Resources will be drawn from across the whole authority to deliver against the agreed priorities. Each project / priority will have a named officer who is responsible for monitoring progress and in some cases delivering a project. The group of individuals linked to priorities in the chapter are referred to as Area+ teams. Communities of Practice have been established for each area of focus and are able to help set direction and support delivery of priorities by problem solving and dealing with blocks.

### **Budgets**

Previous area budgets have been carried forward and will be used alongside other, service specific budgets to support the delivery of area chapters. Other resource (e.g. capital programme, S106) can also be used where appropriate. There needs to be recognition that resources are finite and will be allocated according to need. Any new work that is requested within year will be assessed in order to establish relative priorities.

### **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*

# Agenda Item 11

## **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

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## Appendix A

### Area East Committee Forward Plan

<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background and Purpose</b>	<b>Lead Officer</b>
<b>11 September 19</b>	Churchfields Office	To consider options for meeting location	Angela Cox/Robert Orrett

# Agenda Item 12

## **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**

19/00025/OUT – Land adj. 26 Throop Road, Templecombe  
Outline application for the erection of a two storey detached dwelling with all matters reserved except for access.

### **Appeals Allowed**

None

### **Appeals Dismissed**

None

**Background Papers:** None

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# Agenda Item 13

## 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 10.15am.**

Members of the public who wish to speak about a particular planning item are recommended to arrive for 10.00am.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
14	NORTHSTONE, IVELCHESTER & ST MICHAELS	19/00709/OUT	Outline application for the erection of five dwellings.	Land At Sycamore Farm Barton Road Keinton Mandeville	Mr & Mrs Fry
15	BLACKMOOR VALE	19/01069/OUT	Outline application for the demolition of outbuilding, formation of new vehicular and pedestrian access and erection of 3 discount market homes for local residents, 1 retirement bungalow and 4 dwellings with associated access, parking and garaging.	Land Adjoining 17 Batchpool Lane, Horsington	Mr & Mrs C James
16	BRUTON	19/00801/FUL	Demolition of existing garages and the erection of a new dwelling with carport.	Land North Of Creech View Dropping Lane Bruton	Mrs J Coombes

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

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

## **Referral to the Regulation Committee**

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

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

## **Human Rights Act Statement**

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

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# Agenda Item 14

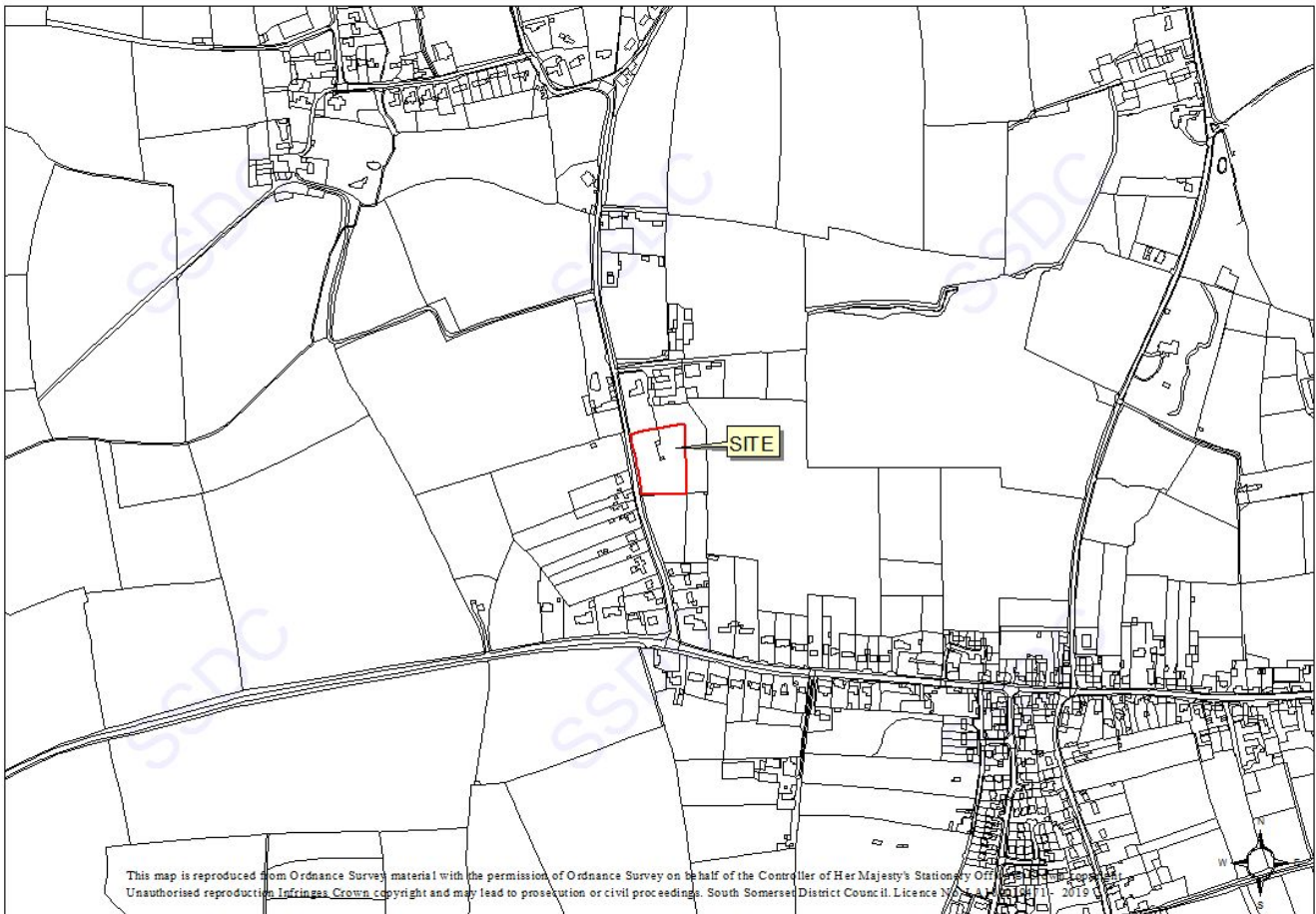
## Officer Report On Planning Application: 19/00709/OUT

<b>Proposal :</b>	Outline application for the erection of five dwellings.
<b>Site Address:</b>	Land At Sycamore Farm Barton Road Keinton Mandeville
<b>Parish:</b>	Keinton Mandeville
<b>Northstone, Ivelchester &amp; St Michaels Ward (SSDC Member)</b>	Councillor Tony Capozzoli, Councillor Charlie Hull Councillor Paul Rowsell
<b>Recommending Case Officer:</b>	Stephen Baimbridge Tel: (01935) 462497 Email: Stephen.baimbridge@southsomerset.gov.uk
<b>Target date :</b>	7th May 2019
<b>Applicant :</b>	Mr & Mrs Fry
<b>Agent: (no agent if blank)</b>	Brimble Lea & Partners Wessex House High Street Gillingham SP8 4AG
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

This application has been referred to committee in agreement with the Ward Members and Chair of committee to consider the concerns that this represents a merging of two villages with a lack of facilities to accommodate the development.

### SITE DESCRIPTION AND PROPOSAL





This is an outline application for the erection of five dwellings at Sycamore Farm, Barton Road, Keinton Mandeville, Somerton.

Recently planning consent was granted for six dwellings immediately to the south of the site and these are currently under construction.

The site lies within flood zone 1 which is land at the lowest risk of flooding as defined by the Environment Agency.

Sycamore farm currently operates a farm shop associated with the farm and there is a limited amount of traffic already associated with that use.

Sycamore Farmhouse itself is a Listed building so any future application (Reserved Matters or Full e.g.) must pay particular attention so that it is not impacted upon or its setting harmed.

## HISTORY

None directly relevant

## POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made

in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

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

SD1, SS1, SS2, SS4, SS5, TA1, TA5, TA6, EQ1, EQ2, EQ4

**National Planning Policy Framework**

Chapters 2, 4, 5, 8, 9, 11, 12, 14, 15,

**National Planning Practice Guidance**

Design, Natural Environment, Rural Housing, Planning Obligations

**Policy-related Material Considerations**

Somerset County Council Parking Strategy (September 2013)

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

**CONSULTATIONS**

**Parish Council:** recommend refusal

Concern was raised regarding the personal safety of the residents of the new development, accessing the village amenities; the school, village shop, local pub, the churches and recreational; facilities within the village without a footpath. Residents of Barton St David who have walked this road to enable them to use the facilities that Keinton Mandeville has to offer, know that it is an extremely busy road and unsafe for pedestrians particularly those with pushchairs and young children, and the elderly. This would have a major impact on the environment as motor vehicles would have to be used to access village facilities, therefore increasing the volume of traffic.

There is no buffer piece of land from the proposed building line to the Barton St David/Keinton Mandeville parish boundaries.

By allowing this proposed development it would mean the joining of two separate settlements with different unique rural identities.

Barton St David is an historic village with open spaces being part of its intrinsic character and the natural vista on the approach to the village would be seriously compromised

**SCC Highway Authority:** No objection subject to conditions

**SSDC Highway Consultant:** refer to SCC comments (as above)

**Natural England:** no observations

**County Archaeologist:** As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.

**REPRESENTATIONS**

Five letters of objection:

- cause actual and perceived coalescence between the distinct villages of Barton St David &

Keinton Mandeville.

- not be the most sustainable, as it will impact & potentially impair further the currently inferior broadband provision
- impact the Heritage setting of Northfield House (Grade II Listed Property).
- fall beyond the original development line agreed for Keinton Mandeville.
- be out of character with the current semi-rural street scene and will not fit with the local built environment.
- be unsafe for pedestrians as there appears no pavement provision
- increase traffic congestion in/out of villages
- There are already a number of sites in Keinton Mandeville that have been developed, can the village sustain or actually need a further development. Especially as one of the sites is adjacent to the proposed one.
- traffic/safety issues
- Inadequate street lighting on this stretch.
- Impact on wildlife
- The development will put further strain on all public services.
- It would appear that these are yet more large houses that will not be affordable for local people.
- We live in a bungalow which is already between two houses and facing another one, this development would affect access to light at the front of our property.
- It is probable that people along Barton Road are used to living close to working farms and all that that entails, eg farm machinery, noise, animals and smells! and although officially this might be satisfactory it does not mean it is always pleasant.
- Have the positive or negative ecological and environmental issues been taken into account such as increased pollution use of 'green' energy or the detrimental effects of urbanisation of rural areas.
- With an additional forty-two dwellings currently under construction at Lakeview Quarry and six dwellings under construction to the south of the site there is no need for further development to help boost school/nursery attendance levels. More children living along this road is hazardous and walking to school is a challenge with no pathway. Increase in those travelling to drop off children will cause further congestion along Queen Street and parking near the school is very difficult at the best of times.

2 letters of support

- the street scene was irrevocably altered by the development on land north of The Light House. This development now visually and "emotionally" bridges the gap between Barton and Keinton. Both villages already appear to be linked by ribbon development.

- Sycamore Farm house is in Barton so there is already development on the site and has been for many years
- the present farmhouse would be closer to the "farm" than any new buildings.
- -there is a high hedge and trees fronting the road potentially screening any new buildings. It would have far less impact on passers by than the development already taking place
- there is a tarmac road onto the site , therefore we would hope delivery lorries would not park on the road.
- a footpath could be built (presumably) however there was no stipulation for a footpath placed on the adjacent development.
- the proposed development would not overlook other properties.
- we understand both school and pre - school would welcome increased pupil numbers.
- Broadband reception within the village is variable at best a small number of new houses won't significantly alter this.
- There is a shortage of housing, South Somerset council have stated this.
- Being in a village, broadband will always be an issue, this is the same throughout the UK and not unique to us. . I personally believe that the extra houses being built in keinton will force openreach to add capacity. it will be in their interest, as they are a commercial company and want to make money.
- the increase in traffic is a national problem, it's not just for us. cars are cheaper to run and last longer, people are living healthy longer lives and drive into their later lives. Public transport funding is being reduced, forcing people into their cars, out of town shopping is forcing local shops out of business, which in turn is forcing us to drive to these shops. ordering online and home delivery is booming. 5 extra houses will not affect this national problem.
- even after this development, there will be a village border.. it may not be a line on a map.. it may be a hedge, fence or a brick wall, I do not understand why this is such an issue, we are local communities that all get along.. there is no 'them' and 'us'.
- I strongly believe that residents that have lived in the village for most if not all of their life should have this opportunity, to build houses in character with the local area and scene.. rather than a national company shoehorning ugly houses in place.

## **CONSIDERATIONS**

### **Principle of Development**

Policy SS1 (Settlement Strategy) highlights the areas where new development is expected to be focused, grouping certain towns and villages into a hierarchy, of settlements including the Strategically Significant Town (Yeovil), Primary Market Towns, Local Market Towns and Rural Centres. All other settlements, are 'Rural Settlements', which policy SS1 states "will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in policy SS2. 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 (i.e. local convenience shop, post office, pub, children's play area/sports pitch, village hall/community centre, health centre, faith facility, primary school)." This proposal complies with this.

Usually applications in locations such as this would be considered against the settlement strategy contained within Local Plan policies SS1 and SS2, however the Local Planning Authority are currently unable to demonstrate a five year supply of housing sites. As such, several recent appeal decisions have confirmed that in the context of the National Planning Policy Framework these policies should be considered out of date, as they are relevant to the supply of housing. In such circumstances, the main consideration will be whether any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

The site lies within the open countryside adjacent (north of) to the settlement boundary of Keinton Mandeville. It is also to the south of the settlement boundary for Barton St David. Both Barton St David and Sparkford have ample facilities to support growth of the type proposed here. Barton St David has a pub, children's play area and faith centre whereas Sparkford has far more (only really lacking a post office and Health centre) so this a sustainable location especially with a lack of a five year housing land supply.

### **Scale and Appearance**

This is an outline application with all matters reserved so matters such as design and appearance are not under consideration at this stage. However the illustrative scheme submitted with the application shows a linear arrangement of detached dwellings stretching from north to south set equidistant from the roadside. There is an approved visibility splay at the frontage of the site where it abuts Barton Road.

### **Residential Amenity**

As the application is in outline only one can only comment on the submitted illustrative plan as to an idea how the details would look for the reserved matter/full application. The layout of the site (as shown) appears logical with five similar type dwellings in a linear fashion ranging from north to south within the plot. There would be no undue overlooking should this arrangement be forthcoming and whilst there is a lack of variety in terms of design per say refusal cannot be recommended on this point alone as this could be addressed upon the submission of the reserved matters/full application.

It should be noted that the proposed dwellings will be in proximity to some working farm buildings and there could be a conflict in terms of smells/noise but given that there is no objection raised by the Environmental Health section it is considered that this cannot be a reason for refusal. There is anticipation that when one buys a house in the country there will be countryside smells/noise to expect in any case.

## **Highway Safety**

County Highways are content with the application subject to certain conditions as proposed below. Access is a reserved matter for future approval in any case. Notwithstanding this the submitted plans do show the required visibility splay in accordance with County standards and a condition is proposed to ensure that this is provided.

## **Parish Council comments**

The Parish Council raise a valid point about the lack of a safe footway leading to the site and it is highly likely that the new dwellings occupants will be reliant on the private vehicle to get around. This all has to be weighed in the planning balance and the extra five dwellings which will be created in terms of the Districts Housing supply outweighs the fact that the occupants aren't likely to access the services in the neighbouring villages other than by a private vehicle. Notwithstanding that the applicant has now agreed to a pedestrian refuge/footpath condition across the frontage of the site which can be secured by condition.

In terms of the coalescing of the two villages by the erection of five dwellings it should be noted that the agent has specifically labelled the land to the north of the site as 'buffer zone between farm and dwellings to be kept as grazing land. So there will be a visual gap and a noticeable one at that.

The loss of a vista at the entrance to the village is regrettable but there is no 'right to a view' in planning and the aforementioned gap will remain to create a visual space between the new development and the lower part of Barton St David.

## **Responses to neighbour contributions**

The coalescence point is addressed above under 'Parish Council comments' - in short it is considered that there will be no coalescence.

Increased Broadband provision whilst desirable does not appear as a specific Policy in the Local Plan so would not appear as a reasonable reason to refuse the application - and as the supporter points out - in theory it would lead to increase in pressure and act as a catalyst for the services to upgrade their provision with more people (including the occupants of the proposed new dwellings) requesting it.

It is considered that given the distances involved the proposal does not impact upon the setting of Northfield House (Listed Building)

It is outside the original development boundary but given the factors explained above - the 'titled balance' applies and this is considered an acceptable sustainable site.

As the matter is in outline it is a matter for reserved matters to ensure that the dwelling fit in with the street scene and be in keeping with the area.

A footpath or pedestrian refuge is now proposed to be secured by condition.

Whilst there will be an increase in traffic there is no objection from the highways authority as the increase will not be significant given the existing highways capacity on this road.

The village can sustain this extra development which is likely to enhance local services by increased patronage by the occupants. Whilst other developments are underway the numbers involved are still manageable and it is considered that there is not an over provision of new housing in either settlement involved.

The lack of lighting is noted but an extra five dwellings wouldnt warrant an extra lighting column in area which traditionally is a 'dark skies;' area.

In terms of ecology - Natural England have raised no objections to the proposal.

As the proposal is for a limited number of houses there is no requirement in policy terms to provide affordable housing.

It is not considered that there would be an undue loss of light to the neighbouring bungalow in this instance.

It is accepted that there is a working farm nearby (with associated noise and odour issues) but this is a common factor in rural sites and purchasers of the properties will be aware of this when choosing their properties to live in.

### **Listed Building**

Sycamore farmhouse itself is a listed building and any future reserved matters application will have to pay special consideration is to any impact upon its setting - The dwelling should be of an appropriate design and orientation so as to not harm the setting in any way.

### **Planning Obligations**

As of 3rd April 2017, the Council adopted CIL (Community Infrastructure Levy), which is payable on all new residential development (exceptions apply) should permission be granted, an appropriate informative will be added, advising the applicant of their obligations in this respect.

### **Conclusion**

The site is in a sustainable location and very close to both the villages of Barton St David and Keinton Mandeville. The site can easily accommodate five extra dwellings with an appropriate density and design. The proposal therefore complies with advice contained with the National Planning Policy Framework and Policies SD1, SS1, SS2, SS4, SS5, TA1, TA5, TA6, EQ1, EQ2 and EQ4 of the South Somerset District Local Plan (2006-2028)

### **RECOMMENDATION**

To grant permission subject to appropriate conditions.

01. The site is in a sustainable location and very close to both the villages of Barton St David and Keinton Mandeville. The site can easily accommodate five extra dwellings with an appropriate density and design. The proposal therefore complies with advice contained with the National Planning Policy Framework and Policies SD1, SS1, SS2, SS4, SS5, TA1, TA5, TA6, EQ1, EQ2 and EQ4 of the South Somerset District Local Plan (2006-2028)

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

01. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by section 90(2) Town and Country Planning Act 1990

02. Before the development hereby permitted is commenced, properly-consolidated, drained and surfaced access(es) shall be constructed (not loose stone or gravel), details of which shall have been submitted to and approved in writing by the Local Planning Authority. The access(es) shall thereafter be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

03. The development hereby permitted shall not be commenced unless a scheme providing an appropriate level of parking (including cycle parking), in line with the SCC parking strategy March 2012 (including properly consolidated and surfaced turning spaces for vehicles) have been provided and constructed within the site in accordance with details which shall have been submitted to and approved in writing by 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: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

04. There shall be no obstruction to visibility greater than 300 millimetres above adjoining road level forward of lines drawn 2.4 metres back from the carriageway edge on the centre line of all access points, and extending to the extremities of the site frontage. Such visibility shall be fully provided before works commence on 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 District Local Plan (2006-2028).

05. Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 5 metres from the carriageway edge and shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

06. The gradient of each access way shall not at any point be steeper than 1 in 10 for distance of 5 metres from the junction with the public highway. This part of the access shall be maintained at that gradient thereafter at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

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

- Site location plan. Dated 07/03/19. Scale 1:1250. Ref. 18209-02
- Site layout plan. Dated 07/02/19. Scale 1:500. Ref 18209-01revB

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

# Agenda Item 15

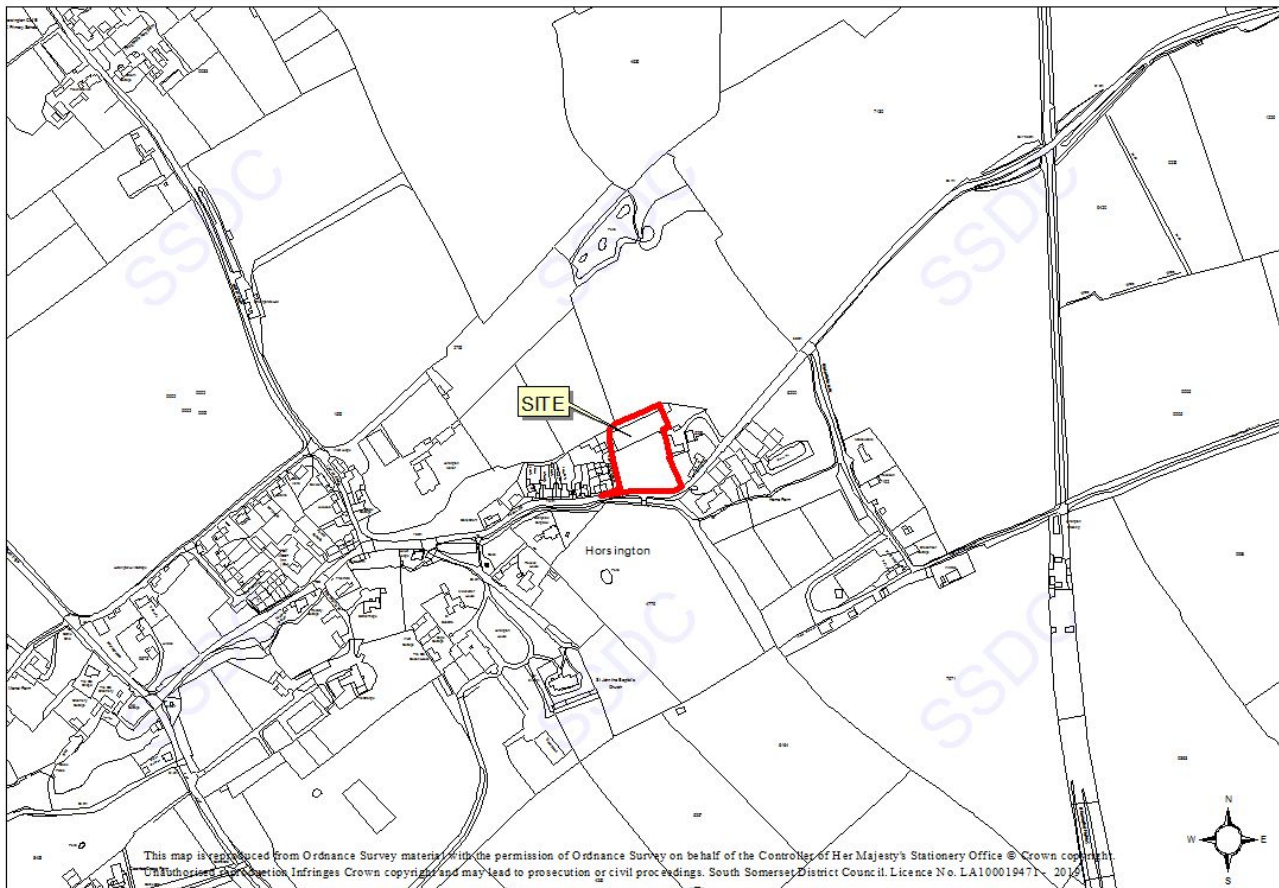
## Officer Report On Planning Application: 19/01069/OUT

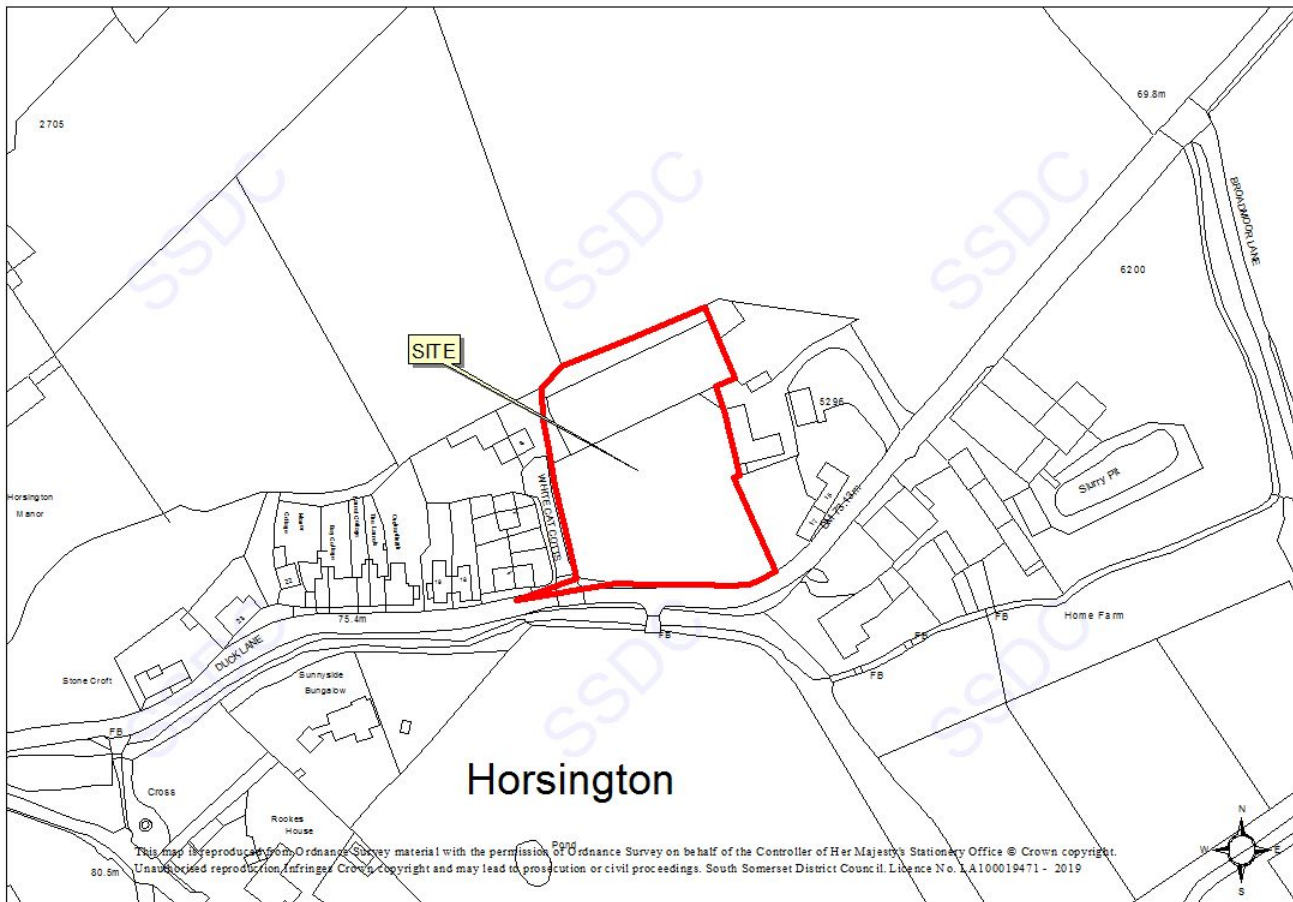
<b>Proposal :</b>	Outline application for the demolition of outbuilding, formation of new vehicular and pedestrian access and erection of 3 discount market homes for local residents, 1 retirement bungalow and 4 dwellings with associated access, parking and garaging.
<b>Site Address:</b>	Land Adjoining 17 Batchpool Lane Horsington
<b>Parish:</b>	Horsington
<b>BLACKMOOR VALE Ward (SSDC Member)</b>	Cllr William Wallace Cllr Hayward Burt
<b>Recommending Case Officer:</b>	Colin Arnold Tel: 01935 462322 Email: colin.arnold@southsomerset.gov.uk
<b>Target date :</b>	6th June 2019
<b>Applicant :</b>	Mr & Mrs C James
<b>Agent: (no agent if blank)</b>	Mr Diccon Carpendale Brimble Lea & Partners Wessex House High Street Gillingham SP8 4AG
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

This application has been referred to committee at the request of both ward members and the subsequent agreement of the chair

### SITE DESCRIPTION AND PROPOSAL





This is an outline application for the demolition of outbuilding, formation of new vehicular and pedestrian access and erection of 3 discount market homes for local residents, 1 retirement bungalow and 4 dwellings with associated access, parking and garaging on land adjoining 17 Batchpool Lane, Horsington, Templecombe, Somerset

The site is a former pony paddock and a now underused piece of flat grassed land which has the appearance of a market garden with its associated small structures such as sheds etc.

It is adjacent to Horsington Conservation Area and within flood zone 1 which is land at the least risk of flooding in the district. It is also in proximity to Horsington Manor which is a Grade II Listed building so that buildings setting must not be harmed and if possible preserved and enhanced via any full or reserved matters application should this application establishing the principle be approved.

The proposed scheme shows a cul de sac arrangement gaining access from Duck Lane as does its recently added neighbouring development (White Cat Cottages).

The proposed site appears a natural site for further development in the village being a form of infill plot between the new estate (White Cat Cottages) and No's 17 and 15 Horsington.

It is proposed to set the houses further back into the north of the site (in comparison with White Cat Cottages which has frontage development) with a landscaped/treed area screening the development from the road (and also acting as a sound barrier 'of sorts' from the vehicular traffic using Duck Lane)

## HISTORY

No relevant planning history

## **POLICY**

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

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

SD1, SS1, SS2, SS4, SS5, TA1, TA5, TA6, EQ1, EQ2, EQ4

### **National Planning Policy Framework**

Chapters 2, 4, 5, 8, 9, 11, 12, 14, 15,

### **National Planning Practice Guidance**

Design, Natural Environment, Rural Housing, Planning Obligations

### **Policy-related Material Considerations**

Somerset County Council Parking Strategy (September 2013)

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

## **CONSULTATIONS**

**Parish Council:** 'Councillors noted the neighbours concerns about parking at the adjacent White Cat Cottages but noted that provision for parking for the new properties has been made on the proposed site. Councillors had no objections to the proposed development.'

**SCC Highway Authority:** No objection subject to conditions

**SDDC Highway Consultant:** see SCC comments

**SDDC Ecologist:** The National Planning Policy Framework (170d) requires biodiversity enhancement to be provided within development. A bee brick would contribute to the Somerset Pollinator Action Plan. Research shows that bees will live in the bricks and there is no risk associated with their installation as solitary bees do not live in hives or have a queen, and do not sting. The bricks have a solid back with the cavities placed on the outside wall. I would recommend that the following is conditioned.

The following will be installed into or on to new dwellings accordingly unless otherwise agreed in writing by the local planning authority:

Clusters of four Schwegler 1a swift bricks or similar not less than 60cm apart will be built into the wall in northern gable ends and away from windows at least 5m above ground level in two dwellings  
One Schwegler 1SP Sparrow terraces or similar under the eaves and away from windows of north elevations of two dwellings

One bee brick built into the wall about 1 metre above ground level on the south elevation of five dwellings.

Drawings showing the installed features will be submitted to and approved by the local planning authority prior to the commencement of construction works

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

SCC Archaeologist: As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.

## REPRESENTATIONS

7 letters of objection Including 1 representation from the Somerset Wildlife Trust

- Overlooking/loss of privacy- Five of the houses are overlooking White Cat Cottages and all unbearably close, on the plan, White Cat Cottages lane looks like a normal size road, it is in fact a narrow lane with no real pavements, the wall less than a metre high, this will be back gardens and loss of character, loss of privacy, overlooking as the houses face straight on to us. The wall is the end of the conservation area.
- Density of houses in the development less than in White Cat Cottages what is not noted is that two thirds of the development only have three properties on them, the remaining third will five, all placed along the side of White Cat Cottages and object to the density and layout of the site and the design.
- The parking issue was raised in the Parish Council Meeting, we would like to put the record straight about the parking as this was said that there was no parking facilities in White Cat cottages, we have spaces and are all tolerant of each other at busy holiday times which can be problematic, We are having overspill parking from the main road, the houses have been extended many times and have no parking on the main road.
- There is no need for discounted houses
- Road access dangerous.
- Problems Safety with emergency services, increased traffic, delivery lorries from online shopping, work trips.
- Development in Templecombe, Wincanton & Castle Carey no need for development.
- Noise
- Feasibility/viability study requested by 2 Parish Councillors
- 5 of the 8 houses fail to meet the SS2 criteria for a Rural Settlement.
- This is a substantial development for a small village of this size.
- Irrespective of the parking spaces shown on the plan the large number of houses will inevitably result in overspill parking on the roadside which is already overcrowded from Whitecat Cottages. Horsington already suffers from too many parked cars on a relatively narrow village street exacerbating the problems for tractors, lorries and potential emergency vehicles if ever required.
- There is already substantial development approved and/or ongoing in both Wincanton and Templecombe. The Templecombe development is only 4 fields away. So why do we need a relatively big development in the Rural Settlement of Horsington (with all its listed buildings and Conservation area) when so much building is going on so close.
- Horsington does not have the facilities for this Development. There is no shop, no post office, and no doctors surgery. The school is full to capacity and is in high demand from a wide area.
- Horsington itself (without including South Cheriton) already has 12 social houses for rent or part buy and there was not one single applicant from the whole Parish for a 2 bedroom social house which recently came available to rent.
- The 3 houses listed as "Discount Market Homes" are not for rent nor are they for part buy/part rent but for outright purchase. Horsington houses already experience a 20% market price premium over houses in Templecombe and Wincanton because of its Rural Settlement status. Therefore the claimed 20% discount will only bring them in line with similar houses elsewhere, which undermines the rationale behind the application unless the discount is far higher.
- Given the significant cash deposits required by lenders just how "Affordable" will these houses



be?

- We thought it was conservation land
- 70 houses being built nearby
- Impact of proposed on character of the village - The proposal states that it '...echoes characteristics of built developments within the vicinity'; There is no development similar within the village. Horsington is a linear village with the majority of properties facing directly onto the road and a row of 12 properties in terrace style along Duck Street. The exception is White Cat Cottages, which is a small cul-de-sac set back from Duck Lane consisting of 4 houses arranged as semi-detached. The proposed is for 4 detached houses with garages and a large bungalow that occupies a quarter of the plot, again with a large garage. There is no other development within the village that 'echoes' this.
- The proposed says the site has been developed with outbuildings which are 'unsightly', these cannot be seen from the roadside at all. The site is green open space with a variety of planted trees which will have to be felled.
- The proposed will not provide employment and or create or enhance the community facilities as outlined in policy SS2.
- We would request that at least 2 bird boxes and 1 bat box are provided on site, a stipulation that all external lighting should be designed so as to minimise light pollution and the use of native plant species in any planting scheme. These items should be included in the Planning Conditions if it is decided to grant Planning Permission.

## CONSIDERATIONS

### Principle of Development

Policy SS1 (Settlement Strategy) highlights the areas where new development is expected to be focused, grouping certain towns and villages into a hierarchy, of settlements including the Strategically Significant Town (Yeovil), Primary Market Towns, Local Market Towns and Rural Centres. All other settlements, are 'Rural Settlements', which policy SS1 states "will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in policy SS2. 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 (i.e. local convenience shop, post office, pub, children's play area/sports pitch, village hall/community centre, health centre, faith facility, primary school)." This proposal complies with this.

Usually applications in locations such as this would be considered against the settlement strategy contained within Local Plan policies SS1 and SS2, however the Local Planning Authority are currently unable to demonstrate a five year supply of housing sites. As such, several recent appeal decisions have confirmed that in the context of the National Planning Policy Framework these policies should be considered out of date, as they are relevant to the supply of housing. In such circumstances, the main

consideration will be whether any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

It should be noted that the site is on the edge of Horsington which is a village that contains a number of facilities such as a pub, children's play area, village hall, faith facility and Primary School. Given the lack of a five year land supply as discussed above it is considered a sustainable location for residential development of this type.

The site is adjacent and to the east of a Conservation Area so any impact of its setting will need to be carefully considered. Also consideration of the setting of the nearby Listed Buildings should inform the form and location of development on the site.

### **Scale and Appearance**

This is an outline application with the only matter to be determined being the access at this stage (the remainder including scale and appearance will be dealt with at the reserved matters stage) Notwithstanding this an illustrative layout has been submitted as part of the proposals which gives an impression of how the development may look at reserved matters stage. The details show a similar cul de sac to the neighbouring affordable housing to the west. The density is comparable to the affordable units (slightly higher) although it is higher than the more established development to the east of the site.

Appearance cannot be discussed in great detail at this stage (due to the lack of submitted elevations at this stage) and will be explored further and in more depth at the reserved matters stage. The impact on the views to and from the adjacent Conservation Area/Listed Buildings will be paramount in this consideration.

### **Affordable Housing**

The varied mix of the housing proposed is important and is duly noted and welcomed. To quote the agent:

'The number of dwellings proposed is 8 and the cumulative floor area will be below 1000m<sup>2</sup> such that there is no requirement for the provision of affordable housing on-site. However, as explained above, the intention (taking into account the normal requirements of Policy SS2) is to deliver a form of development where 50% of it will be targeted to meet local need with 37.5% being in the form of discount market housing (for local residents) which now falls within the statutory definition of affordable housing. It is proposed that the 3 "starter" homes will be controlled through S.106 agreement so that these are sold upon completion to first time buyers with a specified local connection. The S.106 agreement will make sure that this discount and local connection preference is maintained in perpetuity thereafter.'

There will be a definite community benefit from this affordable dwelling provision which weighs heavily in favour when considering the planning balance when considering this application. There is a housing 'need' for local residents of Horsington and this application will contribute to reducing the required figure.

### **Residential Amenity**

Again at outline stage the full details are not known but the density and amount of dwelling proposed number of dwellings and the possible orientations that could be achieved would mean that a reasonable scheme could be provided which would avoid any undue overlooking or overshadowing/overbearing issues both within and without the site. As the scheme will be set back from Duck Lane behind a landscaped buffer - noise and disturbance to the proposed properties from

the use of the through road will be minimalised.

### **Highway Safety**

The County Highways Authority have raised no objection subject to appropriate conditions which are duly supported. They do note that strictly speaking the visibility splays do not accord with the standards normally required for a 30 mph road - being 2.4m x 43m whereas this site has 2 x 43m but they state that Manual for Streets allow for a reduced provision where local circumstances apply. In this case the actual speed of vehicles using this stretch of road is closer to 20mph and a more relaxed approach can be taken in terms of visibility splays. It should be noted that the existing roadside wall will need to be re-built on the east of the access back behind the visibility splay but it will be retained as a feature in the street scene. They also have a concern about a lack of cycle parking but again this will be addressed by a condition.

It should be noted that the proposed parking provision on the scheme accords with County standards. The Parish Council have pointed out that neighbours have concerns about parking in the nearby 'White Cat Cottages' estate but as they rightly note that there is ample parking proposed as part of this scheme and it would be unreasonable to insist on an over provision (and contrary to Policies which attempt to promote alternatives to the private vehicle on sustainability grounds) because of an existing or anticipated parking problem on an adjoining road. It is noted that the Parish Council have no objections to the scheme as a whole.

### **Ecology**

Given that this was an underused market garden/pony paddock there is little or no ecological interest on the land given its cultivations and management over the years. However the ecologist has pointed out that the NPPF does state that biodiversity enhancements should be included as part of all new housing development. Accordingly, he has requested some bird boxes and some bee bricks in the development which will assist in biodiversity enhancements. This is therefore part of the proposed conditions to supply, retain and maintain these on the site.

### **Planning Obligations**

As of 3rd April 2017, the Council adopted CIL (Community Infrastructure Levy), which is payable on all new residential development (exceptions apply) should permission be granted, an appropriate informative will be added, advising the applicant of their obligations in this respect.

### **Response to Neighbour/Contributor comments/objections**

In terms of overlooking it should be noted that the plans are indicative only. Notwithstanding this the separation distances involved shown on the plan show in excess of twenty metres between first floor overlooking windows which is in excess of the usually accepted minimum distance. Whilst No 6 White Cat Cottages is closer it is orientated so as not to cause an issue.

In terms of density it is considered that this is directly comparable to that of White Cat Cottages and on this basis is not objected to as it does not appear out of place or out of keeping in terms of density.

Parking/Access is addressed above in the highway safety section - with no recommendation of refusal on highway grounds from either the County Council or the District Council advisor it would not be feasible to defend a refusal reason based on parking at appeal.

In terms of emergency vehicles the proposed roads are of an acceptable width for the Highways Authority to be content and inconsiderate parking (should it occur) can be applicable on any road and is more of an anti-social issue not dealt with under planning legislation.

There is a defined need for Affordable Housing throughout the district and it is a Council priority to provide it.

Whilst there is development taking place in nearby areas this is due to this being a sustainable location and does preclude further development such as this scheme.

The site is not within a conservation area but as previously noted any reserved matters should respect and enhance the adjacent conservation area.

The site will provide short terms employment for the building out of the site and the extra houses will support the existing services nearby by increased patronage by the occupants.

In terms of impact on character it is considered that this proposal does reflect the development in White Cat Cottages and is acceptable in this location.

The 'unsightly' buildings comment is an opinion of the agent. The case officer does not proffer this as a reason for granting (i.e. it is not necessarily 'tidying up the site for instance')

Conditions relating to the ecology and wildlife are included as part of the proposed conditions.

Conclusion

It is considered that given the lack of a five year housing land supply given the sustainable location of the proposed site and its proximity to services that residential development is acceptable in this location. The provision of affordable housing for local people is extremely important and should be encouraged in accordance Policy HG3 of the South Somerset District Local Plan (2006-2028) The proposal complies with advice contained with the National Planning Policy Framework and Policies SD1, SS1, SS2, SS4, SS5, TA1, TA5, TA6, EQ1, EQ2 and EQ4 of the South Somerset District Local Plan (2006 - 2028)

## **RECOMMENDATION**

To grant permission subject to a Section 106 Agreement to secure 50% of affordable housing targeted towards a local housing need and 37.5% of the scheme (3 dwellings) being in the form of discount marker housing (affordable housing) to be maintained in perpetuity thereafter for the following reason;

01. It is considered that given the lack of a five year housing land supply given the sustainable location of the proposed site and its proximity to services that residential development is acceptable in this location. The provision of affordable housing for local people is extremely important and should be encouraged in accordance Policy HG3 of the South Somerset District Local Plan (2006-2028) The proposal complies with advice contained with the National Planning Policy Framework and Policies SD1, SS1, SS2, SS4, SS5, TA1, TA5, TA6, EQ1, EQ2 and EQ4 of the South Somerset District Local Plan (2006 - 2028)

## **SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: as required by section 90(2) Town and Country Planning Act 1990.

02. The following will be installed into or on to new dwellings accordingly unless otherwise agreed in writing by the local planning authority:

Clusters of four Schwegler 1a swift bricks or similar not less than 60cm apart will be built into the wall in northern gable ends and away from windows at least 5m above ground level in two dwellings.

One Schwegler 1SP Sparrow terraces or similar under the eaves and away from windows of north elevations of two dwellings.

One bee brick built into the wall about 1 metre above ground level on the south elevation of five dwellings.

Drawings showing the installed features will be submitted to and approved by the local planning authority prior to the commencement of construction works.

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

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

Proposed Site plan. Dated 25/10/18. Scale 1:500. Ref 18083-1C  
Site Location plan. Dated 2/4/19. Scale 1:1250. Ref. 18083-2

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

04. At the proposed access there shall be no obstruction to visibility greater than 600 millimetres above adjoining road level within the visibility splays shown on the submitted plan (Drawing No 18083-1 Rev C). 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 Dustrict Local Plan (2006-2028).

05. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted and approved in writing by the Local Planning Authority. Such provision shall be installed before the occupation of the dwellings hereby approved and thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Dustrict Local Plan (2006-2028).

06. The dwellings hereby permitted shall not be occupied until sufficient parking spaces for the dwellings have been provided in a position approved by the Local Planning Authority. The said spaces and access thereto shall be properly consolidated and surfaced, and shall thereafter be kept clear of obstruction at all times and not used other than for the parking of vehicles or for the purposes of access.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Dustrict Local Plan (2006-2028)

#### **Informatives:**

01. The County Highway Authority advises:

The applicant will be required to enter into a suitable legal agreement with the Highway

Authority to secure the construction of the highway works necessary as part of this development.

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

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

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

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# Agenda Item 16

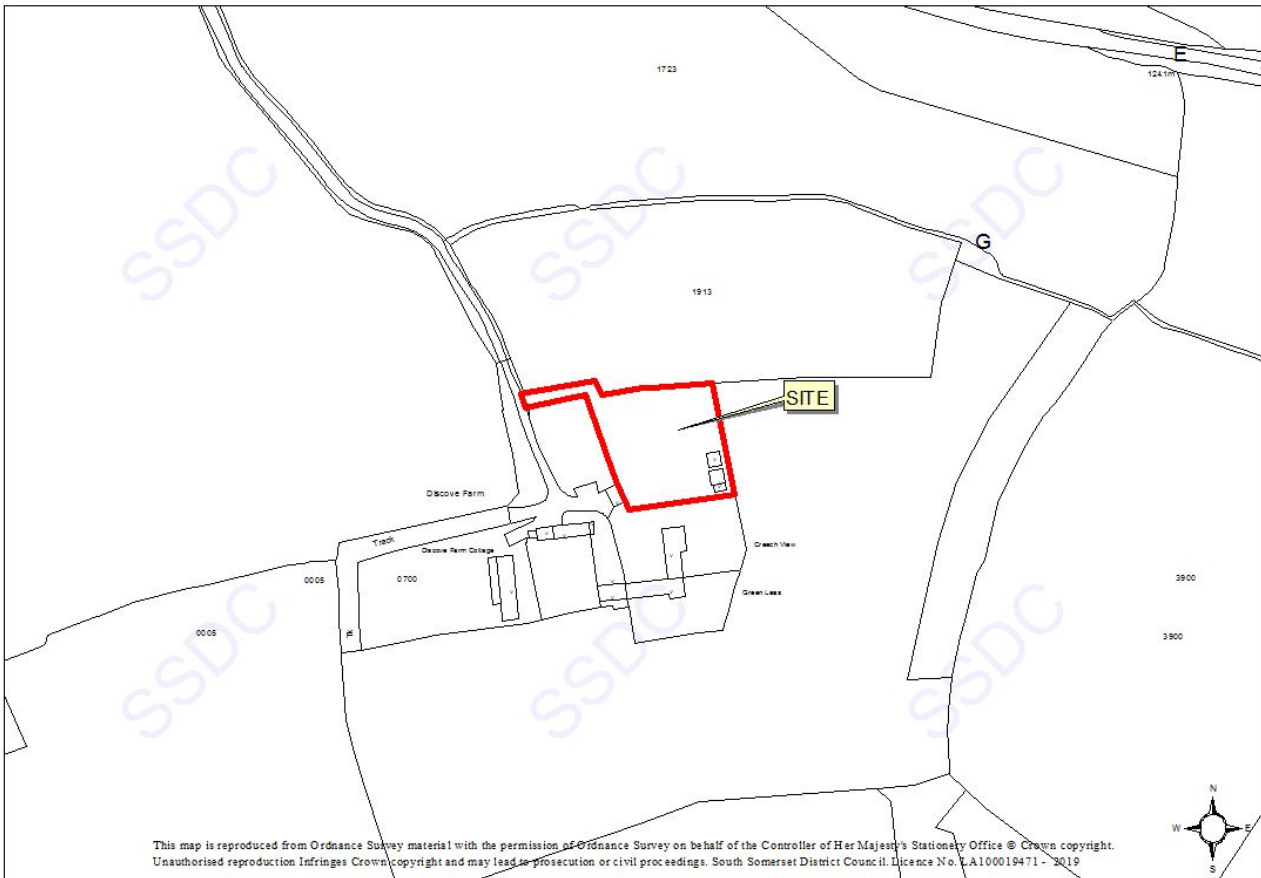
## Officer Report On Planning Application: 19/00801/FUL

<b>Proposal :</b>	Demolition of existing garages and the erection of a new dwelling with carport.
<b>Site Address:</b>	Land North Of Creech View Dropping Lane Bruton
<b>Parish:</b>	Bruton
<b>BRUTON Ward (SSDC Member)</b>	Cllr Lucy Trimnell
<b>Recommending Case Officer:</b>	David Kenyon Tel: (01935) 462091 Email: david.kenyon@southsomerset.gov.uk
<b>Target date :</b>	16th May 2019
<b>Applicant :</b>	Mrs Jane Coombes
<b>Agent: (no agent if blank)</b>	Mr Roger Gallannaugh, Plox Studio Plox Bruton Somerset BA10 0EF
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR COMMITTEE REFERRAL

This application is referred to Area East Committee for determination at the request of the Ward Member and the Chairman. The Ward member notes the difference of opinion between Bruton Town Council and the case officer and is of the opinion that the Committee should give this application proposal further consideration. The Chairman is concerned about the officer recommendation for refusal referring to a remote rural settlement which is not considered applicable in this instance when the site is close to new developments on the Frome road.

### SITE DESCRIPTION AND PROPOSAL





The site is located in open countryside, to the south west of Bruton, 300m south of Dropping Lane. The site is accessed via an unclassified highway linking the farmyard area with Dropping Lane. The site currently forms part of the garden of Creech View one of several former barns, now in use as dwellinghouses, around a main farmhouse.

The application is made for planning permission for the demolition of a set of garages, and erection of a new dwelling. It is also proposed to provide a carport for the future occupiers of the proposed development, and provide a parking area for use of the occupiers of Creech View, to the south. The proposed dwelling would comprise single and two-storey elements, with a barn type appearance, and would be constructed from a mix of timber cladding, natural stone and render, with slate roof

## **HISTORY**

The following history relates to a variety of buildings within the complex of barn conversions adjoining the site;

18/01427/FUL: Raise level of existing roof, installation central heating system and associated insulation improvements. renewal and replacement of doors and windows approved with conditions 20/06/18

12/01259/S73: Application to remove condition 3 of planning approval 890692 dated 10/05/1989 (holiday accommodation for the disabled ) approved with conditions 15/10/2012

03/02634/FUL: Changed of use from holiday let to permanent residential; let 15/09 2003

951577: The election of a building to provide two holiday units for disabled 21/03/1996

895611: Conversion of barn to a dwelling Conditional permission 23/01/1989

891798: Alterations to elevations and extension of barns to be converted into 2 dwellings conditional approval 09/09/1989

890692: Conversion of barn into holiday accommodation for the disabled conditional approval 10/05/1989

890531: Conversation of barn to 2 dwellings conditional permission 10/05/1989

861549: The conversion of store rooms into a dwelling conditional permission 12/08/1986

49824: Erection of overhead power lines deemed approval 27/09/1960

## **POLICY**

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

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

SD1, SS1, SS2, SS4, SS5, TA5, TA6, EQ1, EQ2, EQ4, EQ5

### **National Planning Policy Framework**

Chapters 2, 4, 5, 8, 9, 12, 14, 15

### **National Planning Practice Guidance**

Design, Natural Environment, Rural Housing, Planning Obligations

### **Policy-related Material Considerations**

**Bruton Town Council:** Recommend approval.

**SCC Highway Authority:** Standing Advice Applies.

**SSDC Highway Consultant:** I recall providing comments recently on a proposal for a new dwelling in the approximate location of this site. I recall mentioning the suitability of this site in terms of safe and convenient accessibility and connectivity by all modes of transport, the width of the lane to the site and its ability to accommodate two-way traffic, and the standard of the junction where the lane meets the public highway, particularly in respect of visibility splays. I note the comments the agent has made in the supporting letter but any evidence relating to previous permissions, appeal decision letters, etc., need to be provided by the agent so that they can be assessed in relation to the current scheme.

**Wessex Water:** No objections.

**SW Heritage Trust (Archaeology):** The application area lies immediately north of the site of the deserted medieval village of Discove. It is therefore possible that this proposal may impact upon remains relating to medieval occupation. For this reason I recommend that the applicant be required to provide archaeological monitoring of the development and a report on any discoveries made as indicated in the National Planning Policy Framework (Paragraph 199). This should be secured by the use of the following conditions attached to any permission granted:

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

**SSDC Ecologist:** Following consideration of information provided in respect to the construction of the garages to be demolished, no comments are made.

## **REPRESENTATIONS**

None

## **CONSIDERATIONS**

### **Principle of Development**

In policy context, national guidance contained within the National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development, advising that "local planning authorities should avoid new isolated homes in the countryside unless one or more of a certain set of circumstances are met." Paragraph 78 of the NPPF also states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Policy SD1 of the South Somerset Local Plan (2006-2028) also recognises that applications should be considered in the context of the presumption in favour of sustainable development.

Policy SS1 (Settlement Strategy) highlights the areas where new development is expected to be

focused, grouping certain towns and villages into a hierarchy, of settlements including the Strategically Significant Town (Yeovil), Primary Market Towns, Local Market Towns and Rural Centres. All other settlements are 'Rural Settlements', which policy SS1 states "will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in policy SS2. 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 (i.e. local convenience shop, post office, pub, children's play area/sports pitch, village hall/community centre, health centre, faith facility, primary school)."*

In this case, the application site lies within a small group of dwellings, many of which are converted former farm buildings, approximately 1 km to the south west of Bruton, the nearest large settlement with access to essential key services. Otherwise the site is remote from key services, and is therefore subject to the same degree of protection as the open countryside. It is therefore considered to be unsustainable by virtue of its distance from key local services. Furthermore, there are no footpaths from the site along the B3081, which is a busy main road, approaching Bruton. As such, any occupiers would be reliant on the use of a motor vehicle, unless they wished to walk along an unpaved and unlit stretch of this classified highway, which would clearly not be desirable from a public safety point of view.

The applicant carried out pre-application negotiations with the Local Planning Authority, in which it was advised that a planning application for new housing in this location would not be supported. Nonetheless an application has been made, in which the applicant seeks to justify the proposal on the basis that it is not remote. It is further suggested that the development of a gallery and restaurant to the north west of the site, approximately halfway between the site and the edge of Bruton, has provided a permanent pedestrian link to the town, which is easily accessible from the site. In response, it is acknowledged that the distance is not considerable, and the site is not 'isolated due to its close relationship to other built development, however it is still not deemed to be a suitable site for new residential development, having particular regard to the accessibility for future residents to essential services. The reference to the nearby gallery is noted, however any access between this site and Bruton is still reliant on an unlit public footpath, with future occupiers of the application site still having to walk some distance, and cross the busy B3081, before reaching this footpath.

For the above reason, the proposed development of the site is not considered to meet the aims of sustainable development identified within the Local Plan and NPPF.

### **Highway Safety**

In assessing highway safety, the County Highway Authority have advised that Standing Advice should apply. The Council's Highway Consultant has offered further comment, noting that he had previously commented on an application, questioning the connectivity of the site, along with the width of the access track and the quality of the junction onto the B3081. Notwithstanding this, it is acknowledged

that several households already use these existing access arrangements. It is not considered that an additional household would generate sufficient increase in vehicle movements to represent a severe impact on highway safety. Therefore subject to the imposition of appropriate highway related conditions, should permission be granted, the proposal is not considered to be unacceptable from a highway safety point of view.

### **Scale, Design and Appearance**

The proposed development comprises a relatively large four bedroom property, with a two storey element to the north, and single storey element projecting southwards. It is proposed to be constructed with a mix of timber cladding, natural stone and render, with slate roofing.

The majority of the buildings within the small group of dwellings in the immediate location, are converted barns, which this proposal seeks to replicate to a degree. Overall, the proposed design and scale is considered to be acceptable, as such, there are no objections in principle to the proposed dwelling in terms of appearance. Similarly, the site is relatively large so as to accommodate the proposed dwelling comfortably.

Overall, the proposed development is considered to be acceptable from a visual perspective.

### **Residential Amenity**

The proposed development is sited at a reasonable distance from the nearest properties so as to prevent any overshadowing or overbearing impact. Furthermore, the openings have been designed to avoid any direct overlooking.

### **Other Issues**

It is noted that the site is within the vicinity of a deserted medieval village. While not raising an objection, the SW Heritage Trust have requested that an appropriate condition be imposed to any permission requiring the investigation of any archaeological remains.

As of 3rd April 2017, the Council adopted CIL (Community Infrastructure Levy), which is payable on all new residential development (exceptions apply). An appropriate informative will be added, advising the applicant of their obligations in this respect, should permission be granted at a later date.

### **Planning Balance**

It is noted that the District Council's is currently unable to satisfactorily demonstrate a five year land supply. As such, development proposals should be considered in the context of the National Planning Policy Framework, which states that policies, such as Local Plan policy SS2, should be considered out of date, as they are relevant to the supply of housing. In such circumstances, it is advised that planning permission should be granted unless *1) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or 2) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.*

In giving this consideration, it is noted that there will be some minor benefits, in particular in providing a dwelling to meet district-wide demand, however this is considered to be significantly outweighed by the lack of suitability of this location, which is remote from key local services.

### **Conclusion**

Notwithstanding the Council's lack of five year land supply, the proposed development is considered to

be unacceptable by virtue of the remoteness of the site from key local services.

The development proposal is therefore considered to be unacceptable and fails to meet the aims of sustainable development, as highlighted within both the South Somerset Local Plan, and the NPPF.

**RECOMMENDATION**

Refuse

**FOR THE FOLLOWING REASON:**

01. The proposal would represent new residential development in an isolated rural location, for which an overriding essential need has not been justified. By virtue of distance and lack of safe means of pedestrian access, the application site is poorly related to local services and as such will increase the need for journeys to be made by private vehicles. The proposed development therefore constitutes unsustainable development that is contrary to policies SD1, SS1 and SS2 of the South Somerset Local Plan and to the aims and objectives of the National Planning Policy Framework.

**Informatives:**

01. In accordance with paragraph 38 of the NPPF, the council, as local planning authority, approaches decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area by:
  - offering a pre-application advice service, and
  - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant did enter into pre-application discussions, in which the LPA's concerns in respect to unsuitable location of the site were raised. Despite this, an application was made contrary to the advice given. Notwithstanding this, there were no minor or obvious solutions to overcome the significant concerns caused by the proposal.

02. Please be advised that any subsequent approval of this application by appeal 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.

In the event of an approval at appeal, you would be required to complete and return Form 1 Assumption of Liability as soon as possible after the grant of permission 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.

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