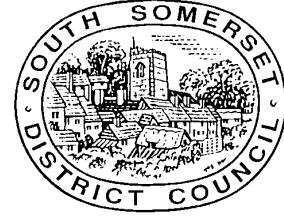


South Somerset District Council

Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 26th April 2017

2.00 pm

**Edgar Hall, Cary Court
Somerton Business Park
Somerton TA11 6SB**

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



The following members are requested to attend this meeting:

Clare Aparicio Paul
Neil Bloomfield
Adam Dance
Graham Middleton
Tiffany Osborne

Stephen Page
Crispin Raikes
Jo Roundell Greene
Dean Ruddle
Sylvia Seal

Sue Steele
Gerard Tucker
Derek Yeomans

Consideration of planning applications will commence no earlier than **3.20pm**.

For further information on the items to be discussed, please contact the Democratic Services Officer on 01935 462596 or democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 18 April 2017.

Ian Clarke, Director (Support Services)

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



INVESTORS IN PEOPLE

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 North Committee are held monthly, usually at 2.00pm, on the fourth Wednesday of the month (except December) in village halls throughout Area North (unless specified otherwise).

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

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

Public participation at committees

Public question time

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

Planning applications

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

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

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

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

The order of speaking on planning items will be:

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

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

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

Recording and photography at council meetings

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

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

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

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

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Area North Committee

Wednesday 26 April 2017

Agenda

Preliminary Items

1. Minutes

To approve as a correct record the minutes of the previous meeting held on 22 March 2017.

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 Clare Aparicio Paul, Tiffany Osborne and Sylvia Seal.

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

4. Date of next meeting

Councillors are requested to note that the next Area North Committee meeting is scheduled to be held at 2.00pm on **Wednesday 24 May 2017** at the **Village Hall, Norton Sub Hamdon**.

5. Public question time

6. Chairman's announcements

7. Reports from members

Items for Discussion

- 8. Update Report from the Countryside Service** (Pages 6 - 12)
- 9. Community Health and Leisure Service Update** (Pages 13 - 19)
- 10. Area Development (North) - Review of 2016-17** (Pages 20 - 34)
- 11. Area North Committee Forward Plan** (Pages 35 - 37)
- 12. Planning Appeals** (Pages 38 - 42)
- 13. Schedule of Planning Applications to be Determined By Committee** (Pages 43 - 44)
- 14. Planning Application 16/04608/OUT - Land North of Head Street, Tintinhull.** (Pages 45 - 63)
- 15. Planning Application 17/00520/FUL - Weaver Cottage, Wiltown, Curry Rivel.** (Pages 64 - 68)
- 16. Planning Application 17/00021/FUL - The Cottage, Picts Hill, Langport.** (Pages 69 - 74)
- 17. Planning Application 17/00265/OUT - Bradstones, North Street, South Petherton** (Pages 75 - 80)

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

Update Report from the Countryside Service

Assistant Director: Steve Joel, Health and Well Being
Service Manager: Katy Menday, Countryside Manager
Lead Officer: Katy Menday, Countryside Manager
Contact Details: Katy.menday@southsomerset.gov.uk or (01935) 462522

Purpose of the Report

To update members on the work of the Countryside Service across the District over the past year and on key projects for the next 6 months.

Public Interest

This report aims to provide the highlights of the Countryside Team at South Somerset over the past year, with particular reference to the rangers based at the countryside sites. It will summarise what has been completed in terms of land management and also event delivery for the public. The countryside team manage sites, buildings & a café at Ham Hill Country Park, Yeovil Country Park, Chard Reservoir Local Nature Reserve, Sampson's Wood, Langport cycleway, Moldrams Ground Local Nature Reserve and Eastfield Local Nature Reserve.

Recommendation

That members note & comment on the report.

Across the South Somerset Countryside Sites

- It has been a challenging year for the Countryside service, as a reduction in staffing cover across the sites (in the absence of the apprenticeship scheme) and other staffing absences has seen the service working at full stretch since spring 2016. Despite this the delivery had been astonishing and there has been increased and enhanced delivery particularly across the areas of volunteering and events.
- Ham Hill, Yeovil Country Park and Chard Reservoir all again secured their Green Flag Awards in the top 2 highest scoring brackets. Ham Hill also retained its Green Heritage accreditation.
- In 2016 the team delivered 111 events. This was on a range of scales (large fairs and trail events, to small play schemes and storytelling) and subjects (Halloween, medieval fairs, bat walks, sapling pre-school sessions, military style missions and popular spring and Easter events) to appeal to many residents and visitors. We calculate that 11,281 people (children and adults) attended these events, having direct ranger contact, and feedback is always positive. We organise events that are free, or low cost to attend, to ensure as many people and families as possible experience and enjoy the countryside and all it has to offer. The event delivery this last year is massively enhanced due to the appointment and delivery of the Community Ranger in Yeovil Country Park; Becky Russell.

	2015	2016
Events	45	111
Events participants	5,071	11,281
Educational visits	24	72
Pupil participants	971	1,310
Volunteer days	2,387	2,711

- The Rangers at Ham Hill and Yeovil Country Park have hosted 72 formal school visits seeing 1310 pupils from mainly key stage 2, but with new interest from key stage 1 seeing pre-schoolers having their first forest school experiences. Further schools and groups access the sites to lead their own sessions, making use of our online educational & orienteering packs and Ranger Rik Nature Trail. The first Schools Day was hosted at Chard Reservoir to generate an interest in field study sessions on site.
- Volunteering continues to be the back bone of the countryside operation. In the past three years volunteer days donated have steadily increased from 1601 to 2387 and in the last year 2711. The diversification of volunteering opportunities is responsible for this gradual and steady increase with a popular Monday afternoon lighter duties session at Yeovil, multiple weekdays at Chard and full time project volunteering and specialist volunteering at Ham Hill linked to event development and centre improvements. Volunteers across the sites help with all aspects of practical site management, they open and close public facilities 7 days a week, monitor wildlife, litter pick and assist at events.
- In addition to the practical volunteering the Friends Groups at Ham Hill and Yeovil have donated many hundreds of hours of grant funding work, event support and research for the ranger teams. The groups provide advice, support, ideas and a forum for the users of the parks. One year ago the Chard Volunteers constituted their group to enable them to drive forward projects and fundraising at the Nature Reserve. The ambition of three groups is fabulous, and ensures that we make best use of all opportunities presented.
- In the winter months 954 native trees were planted across Ham Hill and Yeovil Country Parks. All native species, expanding the woodland size, quality and connectivity in South Somerset. The Friends Groups continue to ensure we receive the free tree packs from the Woodland Trust.
- Practical land management is delivered by the rangers and volunteers across the sites, all inline with their 5 year land management plans and the archaeological management plan for Ham Hill. Conservation targets are monitored in a range of ways including via the annual species surveys conducted for us by the Yeovil Branch of Somerset Wildlife Trust. The rangers continue to use a range of traditional countryside management techniques wherever possible including hedge laying, dry stone walling and coppicing.
- Our web and online presence continue to be well received. All events are booked via www.southsomersetcountryside.com and most events were fully booked in the last year. All site literature is now available online and many visitors choose to access leaflets and guides before they visit.
- Our presence on social media continues to be well received with very successful Facebook feeds for Ham Hill, Yeovil Country Park, Ninesprings Cafe and Chard Reservoir LNR. The Friends groups and volunteers carry out most of the management of these pages, regularly posting pictures and site updates. The Twitter feed for the ranger team is @SSDCCountryside and we are aiming to improve our tweeting this coming year!

- Regular annual funding income is secured from Agri Environment schemes, Yeovil Town Council, wood sales, events, grazing tenants and other licenses. The Rangers and Friends group continue to research and apply for a variety small grant funds for distinct and smaller enhancement projects at the sites, but as both country parks are in the midst of delivery of larger lottery funded projects we do not currently have any larger bids submitted.

Moldram's Ground Local Nature Reserve, Pen Selwood (Area East)

- Great crested newts and dormice are the priority species on site that management is directed for. The secondary pond created by the Rangers is now populated with newts and the populations are stable. A further member of the ranger team is currently undertaking their dormice handling certificate so we are able to monitor the dormouse population on site. Somerset Wildlife Trust have identified some of the priority species listed in the September State of Nature report: on SSDC countryside sites this means a continued focus on habitat management for dormice, great crested newts, bitterns and an array of butterflies across all sites.
- A small team of local residents continue to visit the site regularly to report any issues to the ranger team so we can ensure that the site is well managed despite working so remotely from it.
- The 5 year management plan has been updated in 2016 and the work program will be delivered by the ranger team and volunteers for the site. The management aims for the site remain around maintaining the public facility with wildlife protection and enhancement.

Sampson's Wood (Area South)

- The Yeovil rangers continue to monitor the tree stock, maintain public access and manage any issues as they arise.

Yeovil Country Park (Area South)

- We have enjoyed an exceptional year at Yeovil Country Park as the Heritage Lottery delivery of the V3 InVolve, Visit, Volunteer project is fully underway. Community Ranger Becky Russell has made significant inroads to the busy delivery plan. In summer 2016 alone Becky has led school visits from 17 groups, meeting 556 pupils. The response from primary and preschool providers in Yeovil has be fantastic and as the figures show many hundreds of children are benefiting from exploring the greenspace on their doorstep, learning about the wildlife and history and getting to grips with forest school activities. Becky has made positive links with the secondary schools and runs specialist pupil development weeks across a variety of curriculum areas. Additionally teacher training sessions have been delivered in science and forest school sessions, giving teachers, and teaching assistants the confidence to use the country park resources.
- Many groups have benefited from the sessions and activities offered by the community ranger and attended across a range of developmental activities including Somerset MIND, Somerset Team for Early Psychosis (STEP) and many uniformed groups.
- The built heritage restoration work in Ninesprings has struck a chord with many people over the winter months when a great deal of clearance work and repairs were carried out by a ranger and a team of volunteers. We had an astonishing response, particularly on social media, to the work illustrating what an important place Ninesprings is in many people's lives, and how much they are enjoying seeing it being restored. This new volunteer project is diversifying and increasing volunteering opportunities on site, it is providing skills training for the participants in woodland management, and also building techniques, as they point brickwork and replace missing masonry.
- The ranger team delivered a mix of well received events, increasing their popular trail events in the last year including a fairytale trail at May half term. Links with performing arts students at Yeovil College saw real life mermaids and costumed characters delighting the hundreds of children that

came through the park that week. Additionally the V3 project has developed 36 new events that were delivered this summer, with 1,122 people benefitting from targeted and specialist activities including wood carving, printing workshops, photography, toddlers sessions and a whole range of other activities.

- A series of Yeovil Yaffle Mission events were delivered in August for 8-12 year olds funded by the Armed Forces Community Covenant Fund. The day long events offered a variety of activities for the age group including tree climbing, fire lighting, army drill, den building and nighttime bat walks and storytelling.
- The Ninesprings Café has continued to flourish and also benefited from the array of activities and events on offer in the country park.
- Land at Riverside Park will be added to the Country Park as an off-site contribution by developer Barratt Homes at Wyndham Park and managed for people and wildlife by the existing ranger team.

Chard Reservoir Local Nature Reserve (Area West)

- Practical site works have included further ongoing repairs to the reservoir structures, winter woodland and reed bed management and summer shoreline works and angling pitch improvements.
- The practical volunteer team has formed a small constituted group to enable them to branch out into other projects for the site. They are fundraising to install a woodland play trail / learning zone near to the bird hide for school groups and visiting families. They also plan to create and erect a series of small interpretation panels throughout the site that explain the various heritage features of interest. The group has featured in the Waitrose green token Community Matters funding program, and looks forward to using this money to start work on the site improvement schemes.
- The practical volunteers have exposed and restored the old boat house on site and have visited Chard museum to gather information for a new interpretation panel.
- Partnering with Magdalen Farm a schools day was delivered in July, when local primary aged children from the 5 closest schools were invited to site to experience a range of habitat linked field studies with educational staff from Magdalen Farm. 80 pupils attended from 2 schools and feedback from the teachers and pupils alike was very positive. It is hoped that the developing woodland learning and play zone should help encourage and support future visits from local schools.
- Volunteers are heavily involved in the management of the site for around 3 days per week. Lufton Cambian College are weekly attendees and have helped across a range of practical projects.
- Chard countryside day was well received in July, and was our busiest site event yet, with an estimated 600 people through the free activity based event. The site ranger planned 4 play schemes for the various school holidays, but sadly we could not generate the interest to fill places on them, and so they didn't run. In 2017 we are delivering a second drop in activity day in August, as this seems to be the type of event favoured by families in the area.

Ham Hill Country Park (Area North)

- The ranger is working with the Friends group to continue delivery towards the reinstatement of a historic stream in the bottom of Witcombe Valley. All the permissions are in place but work has been delayed until June 2017 to allow for drier ground conditions in the valley for the main excavation works. The project is funded by the Heritage Lottery Fund and a Medieval Fair was held on Saturday 3 September to celebrate its launch with information on the medieval village that used to exist in the valley. The fair was well received with over 1000 visitors in the morning, but high winds and heavy rain from 1pm sadly ended the event early.

- Over the winter the ranger and volunteers worked with the Farming and Wildlife Advisory Group on their “Slow the Flow” project to address local flooding issues in the hamstone villages by implementation of brushwood dams and silt traps in Witcombe Valley and the adjoining woodlands. The work is featured in a film currently being shown in Bridgwater Library.
- Events this last year included the second annual dog show organised by volunteers, a popular range of summer holiday play schemes with the rangers and a variety of sporting events that are becoming established at the Hill including the Full Monty Race and the Ham and Lyme distance run. We took the decision to cancel the wood fair for capacity reasons in 2016 after the serious accident of our colleague Jon. Looking forward we hope to start beginners running classes on site and BuggyFit classes. Appropriate commercial use of the Centre is encouraged for workshops like willow weaving and crafting.
- The rangers and Friends have worked together to create a new self-guided Ham Hill Geology Trail in memory of local geologist and past Ham Hill Friends Chairman Hugh Prudden. Hugh’s input to Ham Hill, and Somerset geology generally, was huge and the trail seeks to take people around some of the key elements on site. Funding was secured from 2 external funders and the trail was launched in October’s Earth Sciences week.
- Ash Dieback has been confirmed on site, manifesting in our younger trees. There is no specific directed management requested by the Forestry Commission. We are monitoring the spread and most importantly, to enable the proactive management of the disease, keeping an eye on our mature ash tree stock to assess if any specimens display natural immunity and would therefore be of genetic use to plant ecologists.
- The Duke of Cornwall visited his land (the Northern Spur area of the Country Park) in February and we were asked to discuss land management of the hillfort and the challenges it can present. The Team was able to present The Duke with a jar of Ham Hill honey at the end of his visit.
- Working with the Friends Group we have submitted a bid for funding to cover the costs of installing a CCTV system to cover the private loop road and car parks in an effort to stop car break ins on site.
- Later in 2017 the intention is to install a woodland play area and learning zone in an area of hazel coppice; to cover the costs of this a grant bid has been submitted with the Friends Group to the Postcode Local Trust.
- This past winter the rangers and volunteers have completed the restoration woodland planting in Pit Wood; restoring the woodland to its historic shape and size. Now works will focus on coppicing and enhancement of areas for priority species like Nightingales. Other winter works have seen paths widened and car park surfaces improved to help our visitors navigate site in the muddier winter months.
- The Friends of Ham Hill now create a quarterly newsletter about the site; written by the volunteers it provides a summary of the practical works and events delivered across the seasons.
- The popularity of the country park does bring with it issues relating to littering and anti-social behavior mainly in the summer months, and dangerous parking throughout the year. The ranger team is aware of these issues and tries to manage for them where at all possible. The introduction of the district wide Public Space Protection Order (PSPO) in South Somerset gives the ranger team new powers of enforcement for dog owners that fail to pick up after their dog and who refuse to put their dog on a lead in with livestock. A public awareness program will precede the start of enforcement of the new PSPO at Ham Hill.

Eastfield Local Nature Reserve, High Ham (Area North)

- The rangers and volunteers organise practical working party days to manage the grassland habitats on site. Contact is maintained between the ranger team and Butterfly Conservation. A newly funded Heritage Lottery Project called “Blues and Browns” will focus conservation management on particular at risk butterfly species.

Headlines for the next 6 months

- The V3 Heritage Lottery project in Yeovil will continue with its spring / summer program of works including new center and site interpretation.
- Event delivery for 2017 will commence taking on board feedback from last year.
- A range of small grants will be pursued with our Friends groups to help enable a variety of site improvement projects to go forward in 2017.
- The Ham Hill Witcombe stream project details will be finalised and works commence in the late spring of 2017.
- The play zone and interpretation panels will be progressed at Chard Reservoir.
- Infrastructure repairs at Ham Hill and Yeovil Country Parks will be costed and prioritised including; the tarmac cycle way in Yeovil, the lake edge in Ninesprings and fencing and rampart pathways at Ham Hill.

Financial Implications

In 2017/2018 the Countryside Service manages 650 acres of public access land comprising land designated mainly as Country Parks and Local Nature Reserves, with two Country Park Centre's and the Ninesprings Cafe. A team of 5.8 Full Time Equivalent countryside staff and 1 full time café manager plus a casual café workforce manage the service to a net expenditure budget of £247,580. The overall budget includes annual income generation of £259,970.

Corporate Priority Implications

The work of the countryside service delivers for the following targets.

- Environment - Maintain Country Parks and open spaces to promote good mental and physical health.
- Health and Communities - Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities.

Carbon Emissions & Adapting to Climate Change Implications

The Countryside Team are aware of the challenges faced in mitigating climate change and as a team work hard to ensure that their operations have a minimal carbon footprint. We ensure that by approaching the management of the countryside sites in a traditional manner they offer the largest carbon sink for other operations.

Annually the team plants around 500 trees and these are always native, ensuring they are best suited to our current climate; providing habitats with the best chance of adaptation to future climate change.

By having site based rangers travel is kept to a minimum and carbon emissions kept low. Instead of heavy power tool use the nature of the work means that a significant volunteer work force is mobilised keeping fuel consumption low.

Annually thousands of members of the public of all ages have contact with the ranger team through organised educational events; promoting wildlife, green spaces, green living, traditional countryside management and minimising your carbon footprint.

Equality and Diversity Implications

The countryside team work hard to ensure that the countryside sites are as accessible as possible. Stiles are removed in favour of gates. An audio trail and free mobility vehicle are for hire at Ham Hill Country Park and will shortly be available in Yeovil. Easy access trails are promoted at the largest sites. The website contains relevant information and assistance for planning visits.

Agenda Item 9

Community Health and Leisure Service Update

Assistant Director: Steve Joel – Assistant Director – Health and Wellbeing
Service Manager: Lynda Pincombe, Community Health and Leisure Manager
Lead Officer: Lynda Pincombe – Community Health and Leisure Manager
Contact Details: e-mail: Lynda.Pincombe@southsomerset.gov.uk or 01935 462614

Purpose of the Report

This report provides an update on the work of the Community Health and Leisure Service in Area North.

Public Interest

This report seeks to provide Area North members with an annual progress report on the work undertaken by the Council's Community Health and Leisure Service in the last year.

This report highlights specific examples of work undertaken within the area so that members can gain an understanding of how the service is creating value and making a difference for residents in their respective communities.

Recommendations

- 1) That the Area North Committee notes the content of this report.
- 2) That Members contact the Community Health and Leisure Manager, if they would like to discuss the current service delivery programme or recommend future priorities.

Background

The Community Health and Leisure team delivers across the district, often providing specific technical support or project support with a view to developing sustainable activity. The team frequently works with area development staff on local projects and in the assessment of leisure related Area grants where a strategic overview or technical input may be required.

Delivery of Community Health and Leisure initiatives can have the following benefits for residents:

- Improved mental and physical wellbeing amongst residents (through regular participation)
- A positive impact in reducing obesity
- A positive impact in reducing coronary heart disease, diabetes, hypertension and other chronic diseases
- Helps people to age well and be more active and maintain independent living for longer
- Reduction in health inequalities
- Improved life chances for children and young people
- Contributes towards strong, sustainable, cohesive communities
- Contributes to local pride and quality of life and can help to regenerate communities
- Attracts inwards investment in South Somerset

- Make a positive contribution to the local economy through reducing the burden on health services, improved productivity of staff, decreased sickness absence & staff turnover. In 2006/2007, £900 million was spent in the UK on ill health related to physical inactivity (Sport England commissioned data from the BHF 2009/10)
- Helps to make South Somerset a good place to live, work and visit

The report is broken down into service delivery areas below, with a summary of **the key achievements** for each delivery area in the last 12 months.

Play and Youth Facilities

Core Work:

- To work in partnership with others to provide a range of challenging and exciting play spaces and youth facilities across the district.
- To offer annual, quarterly and routine play inspection service to not-for-profit organisations.

Area North Achievements/Delivery in the last 12 months

- Refurbished and landscaped Lavers Oak Play Area, Martock, including new play equipment, fencing, gate, surfacing and shrub/tree planting.
- Carried out improvements to Minchington Close Play Area, Norton-sub-Hamdon including new pirate ship, mounding and tree planting.
- Supported Chilthorne Domer with the improvements to their play area and recreation ground, including new play equipment and landscaping.
- Provided Curry Mallet Parish Council with designs for a new play area in the village.

Area North Priorities for 2017/18

- Using S106 funding we will develop the equipped play facilities at Old Kelways, Langport.
- Support Curry Rivel Parish Council with advice, guidance and S106 funding to enable additional items of play equipment at their Westfield Recreation Ground.
- Support Stoke-sub-Hamdon with their plans to develop equipped play at their recreation ground.
- Support Curry Mallet with provision of equipped play in their village.

Opportunities for Young People

Play Days - Successful Play Days have been delivered in Area North over the past year with rural communities benefiting from free access to play opportunities. Play Days were delivered at the following locations in 2016; Ilton, Stoke sub Hamdon, South Petherton, Kingsbury Episcopi, Martock, Curry Rivel, Chilthorne Domer.

Youth Club Support – Officers have continued to provide youth club support in Area North were required. In 2016 youth development awards were provided at Hambridge & Westport to support a community youth café and Langport with young peoples activity sessions on Saturday mornings.

Youth Club Leader Training – Officers organised free Food Hygiene Level 2 and Introduction to Child Protection workshops for volunteers working in youth clubs in South Somerset.

Area North Priorities for 2017/18

Play Day Programme – Another year of Play Days is planned for 2017 and will include settlements in Area North. The planning of these days is in progress, and the communities to be included in the plan are Ilton, Somerton, Fivehead, Kingsbury Episcopi, South Petherton and a number of other community led days yet to be finalised.

Play/Youth

- **Play area Management** - The team directly manages (or co-manages), inspects and maintains 56 play areas across the district.
- **National Playday** - On the 3rd August 2016 a National Play Day was held at Yeovil Country Park, which was attended by an estimated 6000 people. The day was part of a national event held each year to celebrate children's right to play. National Play Day will take place at Yeovil Country Park on 2nd August this year from 10am – 3pm.
- **Gold Star Awards** – were held at the Octagon Theatre Yeovil on 25th October 2016 with a full auditorium. The event recognises the achievement of volunteers and young people across the district. This year's event is scheduled for 23rd October 2017.

Healthy Lifestyles

Core Work:

- Priority Area 1: To increase the utilisation of the outdoors and green spaces for exercise and health related activity
- Priority Area 2: To decrease the number of adults and children in South Somerset who are currently inactive
- Priority Area 3: To reduce the number of overweight and obese adults and children in South Somerset

Key Area North Achievements/Delivery in the last 12 months:

- Walk figures for the annual year of 2016 is as follows; 9705 attendances, up 1820 on 2015 and 328 new walkers joined the scheme up 27 on the figures from 2015.
- 4 walk leader training days ran for volunteers, 47 leaders trained across the district.
- Langport Short and Somerton Short Health walk has started; Area North now has 8 walks: Curry Rivel, Langport, Langport Short, Somerton, Somerton Short, Martock, Stoke Stub Hamdon and Stoke Stub Hamdon short.
- 1 Flexercise workshop has been delivered in area North, with 15 new leaders trained.
- Golden Age Olympics (GAO) is a functional fitness program suitable for care and residential settings. 15 groups have taken part in GAO, with 8 from Area North, Round Window Club (Curry Mallet) (14) (won Bronze); Long load Health and Wellbeing Group (4); Wessex House, Somerton (10) (won Gold); Bearley House, Martock – Active Living group (25) and Yarlinton (1); Pitways (You can do group), South Petherton (5); Burnworthy House, South Petherton (14) and Laburnum Drive, Somerton (5).
- Sport50 sessions have been established in Somerton (27), with bi-weekly sessions and Ash (14) with weekly sessions.
- A sustainable walking football session is now running in Langport (17) following a successful funding bid to Somerset Public Health

Key Priorities for 2017/18:

- Increase the frequency of the Martock Health Walk and start a buggy walk in Area North

- Start a health walk in South Petherton
- Run the annual Area North flexercise workshop
- Increase the number of sport50/pop up community activity sessions in the area
- Continue to set up exercise classes in the community where required.

Sports Development

Core Work:

- To support the development of new and existing community sports clubs.
- To support the development of coaches, volunteers and officials.
- To seek to enhance school sport.

Key District/Area North Achievements/Delivery in the last 12 months:

- Delivered Schools Tennis Coaching and competition programme, schools from Area North that attended were Norton Sub Hamdon, Huish Episcopi, King Ina, High Ham, Hambridge and Othery.
- Continue to deliver a programme of winter and summer junior tennis competition for junior tennis players across the district. 469 junior players took part in the 2016/17 Winter and Summer Series. Somerton, South Petherton and Martock Tennis Clubs hosted tournaments as part of this programme.
- Supported and funded 12 young leaders from Stanchester Academy to attend Lawn Tennis Association Young Leaders Award and then officiate and score at the schools final in June 2016.
- Delivered a schools gymnastics programme for the 7th year, in partnership with Orchard Gymnastics in Yeovil. 21 schools and 250 children took part, 5 schools were from Area North. These were Norton Sub Hamdon, High Ham, Shepton Beauchamp, Long Sutton and Hambridge.
- Delivered two courses in Huish Episcopi, as part of the In It Together women and girls programme. These were Back to Netball and Netball Now courses. Beginner's running will start in Langport and Stoke Sub Hamdon in April/May 2017.
- Continue to deliver the Junior Athletics community programme which includes Fundamentals, Junior Athletics and the Academy. In 2016, 167 (7% increase on 2015) young people were registered on our Junior Athletics programme with between 20 and 48 athletes attending our weekly short courses.

Key Priorities for 2017/18:

- Continue to deliver a programme of sports specific development opportunities in partnership with key community sports clubs and NGB's to include: Tennis, Badminton, Hockey, Gymnastics, Athletics and Swimming.
- Continue to deliver the 'In It Together' within Area North, funded by Sport England Community Sport Activation, a project to increase the participation of women and girls across South Somerset. The total project cost was £258,844, with £163,294 from Sport England.
- Work with tennis clubs in Area North to support Great British Tennis Weekend 2017. People of all ages and abilities can just turn up with equipment provided for free.

Leisure Facility Development and Management

Core Work:

- To provide sports clubs and community organisations with specialist advice and support to develop their facility projects.
- To secure appropriate leisure contributions from housing development to enhance local and strategic sport and recreation provision.
- To maximise access to existing dual use school sports facilities.
- To effectively and efficiently manage the Council's Facilities at Yeovil Recreation Centre.

Key Area North Achievements/Delivery in the last 12 months:

- £69,000 of Section 106 received from Area North developments during 2016.
- Draft Playing Pitch Strategy completed for the district – will go out for community consultation Spring 2017.

Key Priorities for 2017/18:

- Adoption of new playing pitch strategy
- Support the development of new changing facilities at Huish and Langport Memorial Playing Field.
- Support Huish Academy to cover their lido.
- Supporting Ilton Parish Council to develop new playing pitches at their new recreation ground.
- Support South Petherton Parish Council to make improvements to their recreation ground with S106 monies.
- Support the delivery of new temporary changing facilities at Somerton Recreation Ground

Communications

All of the above work is supported underpinned by the work of Leisure Projects Officer with the team. The role includes; website development, e-newsletters, publications, income through sponsorship and social media. Having this service in-house has saved on external design fees and allows the team to be very responsive to our customers and new initiatives.

Financial Implications

No new implications.

Corporate Priority Implications

The work of the Community Health and Leisure service contributes to the following aims and action within the Health and Communities Focus of the Council Plan:

Aims

- Support communities so that they can identify their needs and develop local solutions.
- Target support to areas of need.
- Help people to live well by enabling quality cultural leisure, play, sport and healthy lifestyle facilities and activities.
- Work with partners to tackle health issues such as diabetes and hypertension.

- Help keep our communities safe.

Actions

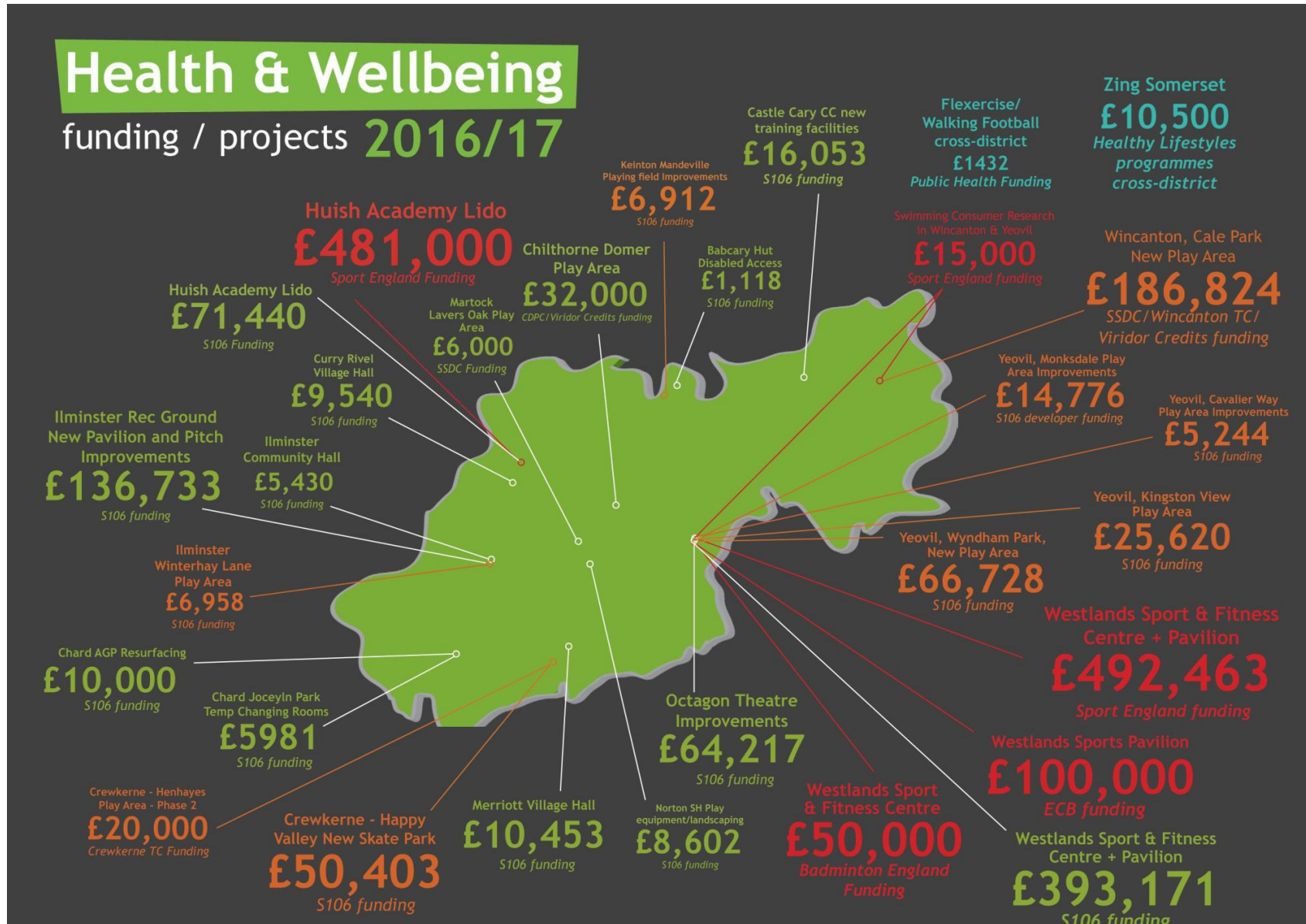
- Agree lease, refurbish and relaunch Westland Leisure Complex Sport, Conference and Entertainment Facilities (high priority).
- Deliver healthy lifestyles projects including year 1 of the CLICK project to those with diabetes and hypertension (High).
- Enable the enhancement of at least 8 play and youth facilities.
- Support Huish Episcopi Academy community swimming pool project (High).

Equality and Diversity Implications

Consideration is given by the service to ensure that all facilities and services are accessible.

Background Papers: none

District summary of projects that the Community Health and Leisure delivered/supported in the last financial year



Agenda Item 10

Area Development (North) – Review of 2016-17

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Helen Rutter, Communities
Lead Officer: Sara Kelly, Area Development Lead (North)
Contact Details: sara.kelly@southsomerset.gov.uk or (01935) 462249

Purpose of the Report

To report on the work undertaken by the Area Development (North) Service during 2016-17.

Councillors are asked to contact the Area Development Lead (North) or other named Officers in advance of the meeting with requests for further information about specific projects.

Public Interest

The Area Development Service supports the Council's 4 Area Committees (North, South, East and West) to work closely with local communities to create better places in which to live and work.

This report details the work undertaken by the Area North Development Team for the 2016-17 financial year.

Recommendation

That members note and comment on the report and presentation

Background

The Area Development Plan 2016-17 contains a set of local priorities, agreed by the committee and a service action plan with targets to carry these forward throughout the year.

Progress against projects in the service action plan is attached at Appendix A. A brief presentation will be given at Committee highlighting some of the work undertaken during the last 12 months.

In addition to the work detailed in the service action plan, the team also deals with a wide range of queries and funding requests from Parishes, businesses and community groups throughout the year. Some of these are relatively straightforward enquiries that can be dealt with straight away whilst others lead to more involved work around issues such as registering an Asset of Community Value, designing a project to address a problem, funding advice, support to set up a new group etc.

The team also works with other SSDC services to help deliver the Council Plan and other relevant strategies and can assist with (or find other sources of help for) community led project planning, consultation, securing resources, delivery and evaluation.

Work undertaken during 2016-17

During 2016-17 the Area North team supported 43 community based projects / programmes, (illustrated on the map at Appendix B). This includes work led by a community group or partnership, or directly by SSDC.

In addition to supporting the above projects the team handled 203 enquiries for information, project support, guidance, printing or hire of equipment. These enquiries are received from ward members, volunteers, local charities and trusts, town and parish councils, residents, local businesses, internal SSDC services and other public sector services.

The Area North Team awarded grants of £21,132 to 17 projects, worth a total overall investment of £211,163. This is an average grant of 10% of project costs and means that for every £1 of grant from SSDC a further £9.00 will be raised by the community from local fundraising or by other external investment. A list of community grants awarded during the year is included at Appendix C.

Area North supports four Local Information Centres in Somerton, Langport, Martock and South Petherton through an annual service level agreement worth £500 each (£2000 in total).

There is one SSDC community office service point in Area North based in the Langport Information Centre. During 2016/17, 1591 customers visited the Langport office for help with services such as housing, benefits, waste and council tax.

The current Area North capital programme is attached at Appendix D.

Area Reserves This is a one-off fund held as a special reserve by the Area Committee. There is £13,894 to allocate for future years. In addition there is £10,000 allocated to support the progress (in exceptional circumstances) of schemes for affordable housing as part of the Area Committee's priorities. This includes provision to support the creation of a new Community Land Trust in the Seavingtons parish.

Appendices

- Appendix A – Service Action Plan 2016/17
- Appendix B – Area North Development 2016/17 – map of projects supported
- Appendix C – Community Grants awarded 2016/17
- Appendix D – Area North Capital Programme

Financial Implications

There are no financial implications arising directly from this report.

Corporate Priority Implications

The work of the ADT contributes towards the following priorities:

High quality cost effective services

- Actively managing assets and resources to ensure the best financial or community return.

Economy

- Work with businesses and use our assets to grow our economy.
- Advise and support initiatives that ensure worker skills meet the employers needs

Environment

- Continue to address the impact of flooding
- Support communities to develop local, parish and neighbourhood plans.

Health & Communities

- Support communities so that they can identify their needs and develop local solutions.
- Target support to areas of need.
- Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities.
- Work with partners to tackle health issues such as diabetes and hypertension.
- Help keep our communities safe.

Carbon Emissions & Climate Change Implications

This is considered on an individual project and programme basis as appropriate. The overall priority is to seek to create more balanced communities where people can live, work and get access to the services and facilities they need on a daily basis

Equality and Diversity Implications

This is considered on an individual project and programme basis as appropriate.

Background Papers: ADP 2016/17

Area North Development - Service Action Plan 2016/17

Completed	In progress – on target	In progress – risk of missing target	Future action not started
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Service Action plan: Top level actions – more detail is within individual work programmes / project plans

Action /Project description	Who	Milestone/ outcome	When	Current position Nov 16
Continue to build SSDC engagement with Town & Parish Councils, including guidance on community plans and local investment	All	6 monthly meetings with clerks/chairs as required	Ongoing	Regular update meetings attended where required and ongoing support offered.
Monitor progress of Devon & Somerset Broadband Programme and promote local involvement in community and business engagement programmes https://www.connectingdevonandsomerset.co.uk/plans-get-underway-second-stage-superfast-broadband-roll/	PB	More communities connected to superfast	Ongoing	Awaiting full details of phase two rollout
Support local community engagement with SSDC and partnerships between agencies to meet local needs (including community safety) and encourage innovation	All	6 monthly meetings with key partners	Ongoing	Ongoing

Area North Development - Service Action Plan 2016/17

Completed	In progress – on target	In progress – risk of missing target	Future action not started
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Priority Area 1: Jobs and the economy
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Action /Project description	Who	Milestone/ outcome	When	Current position Nov 16
Support our 4 Local Information Centres (Somerton, Martock, Langport, South Petherton) with service level agreements	MO	Release all grant payments by Oct 2016	Ongoing	All SLA payments released (4 x £500)
Support the Levels and Moors Leader Executive Board to deliver the 2014-2020 Local Development Strategy	PB	Quarterly meetings with LAG	Ongoing	Approx one third of budget allocated to projects.
Implement Area North Marketing and signage programme	PB	Increased footfall to a range of businesses & attractions	Ongoing	Dovetailing with Business Resilience Support Programme
Support Westover Trading Estate businesses to improve local environment for trade and visitors	PB	Feedback from visitors/ businesses.	Ongoing	Planning application for future development refused. Cycleway provision under review
Business Resilience Support Programme	PB	Visitor facing small businesses more resilient (regular review meetings)	March 2018	Phase one of programme delivered a number of support initiatives for small businesses and has identified priorities for phase two – agreed by ANC.

Area North Development - Service Action Plan 2016/17

Completed	In progress – on target	In progress – risk of missing target	Future action not started
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Legacy for the levels – repair and promotion of the River Parrett Trail (RPT)	PB	Profile of RPT improved. Jobs created or maintained	March 2018	Audit of current state of the Trail has been commissioned; this will inform the design of the RPT programme.
Support the development of ideas to promote rowing / boating on the Parrett at Langport	PB	Transfer ownership of Cocklemoor completed. Funding for infrastructure, permissions etc in place.	2018	Supported transfer of ownership from EA to LTC and transferred responsibility of associated pathways from SSDC to LTC. Identifying permissions, licenses and classification needed for greater use of the river, plus funding opportunities
Work with Martock Parish Council and M3 to support creation of a sustainable conservation and regeneration plan at the Parrett Works, Martock	PB	HLF start up grant to test viability and appraise market and potential economic impact	Ongoing	Market appraisal and economic impact assessment for Martock nearing completion. Any next steps will be agreed as a result of this work

Area North Development - Service Action Plan 2016/17

Completed	In progress – on target	In progress – risk of missing target	Future action not started
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Priority Area 2. Affordable Housing

Action /Project description	Who	Milestone/ outcome	When	Current position Nov 16
Support progress to secure completion of affordable housing scheme in Compton Dundon	SK	Work re commences on site.	2017	Viability appraisal completed and new planning application submitted for site extension.
Support the setting up of Seavington Community Land trust (SCLT)	MO	SCLT formally constituted	December 2016	SCLT now formally constituted
Continue to offer support with local housing needs surveys (HNS) as requested	ALL	Respond to need	2017	Working with High Ham PC to prepare for their HNS. Analysis to be undertaken by Area North team.

Priority Area 3. Self help and community facilities

Action /Project description	Who	Milestone/ outcome	When	Current position Nov 16
Support community-led play days and youth work.	ALL	8 play days summer 2016	Ongoing	All play days took place successfully and relevant grant payments have been released.

Area North Development - Service Action Plan 2016/17

Completed	In progress – on target	In progress – risk of missing target	Future action not started
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Support the Kingsbury Episcopi Amenities Trust and Community Shop with the development of new community facilities at the recreation ground. http://www.kingsburycommunityshop.co.uk/	SK	Phased payments of grant. Build complete Feb 2017	Feb 2017	£40k grant awarded March 2015. Build complete. Official opening April 2017. £35,360 released to date.
Support Kingsbury Episcopi church rooms management committee	CS	Work completed and grant released	October 2016	PCC in process of reviewing the scope of the project. Awaiting feedback.
Support delivery of Curry Rivel community facilities investment programme at Westfield and SSDC play areas.	SK	New equipment installed and landscaping completed	October 2016	S106 Capital award offer signed off and suppliers selected. Awaiting equipment and installation
Support development of community facilities at Huish Leisure Centre	MO	Grant app to ANC by end 2016	Ongoing	Grant approved by ANC towards swimming pool roof
Support Robert Sewers Village Hall, Curry Rivel to carry out programme of improvements, including accessibility improvements	SK	Hearing loop installed and toilets improved to create fully accessible toilet	March 2017	Hearing loop installed, accessible toilet remodelled to current standards. S106 plus top up grant funding released
Support Stoke Sub Hamdon Recreation Trust to implement five year plan.	SK	6 monthly update meeting Oct 16.	Ongoing	Delegated grant given for equipment purchase. Ongoing support offered
Support delivery of Ilton community facilities investment programme onto new land at Copse Lane.	CS	Lease, S106 and deed of easement all finalised	December 2016	Lease and S106 now finalised. Work commencing on project planning.

Area North Development - Service Action Plan 2016/17

Completed	In progress – on target	In progress – risk of missing target	Future action not started
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Support Curry Mallet Parish Council and Village Hall to implement improved local play facilities	SK	New play equipment installed & \$106 spent	March 2017	Discussions ongoing and plans being drawn up by Health and Leisure team
Support Martock Parish Council to deliver actions identified in the Martock 'Our Place' programme	SK	SLA signed. Reviewed annually 2016-19	Ongoing	Annual update presented to Area North March 2017. SLA review to take place May 2017 prior to release of 2 nd payment
Support The Seavingtons Playing Field Trust to make access improvements at Seavington Playing Field.	SK	Final phase of grant payment released	March 2017	New footpath installed. Lighting added.
Support Seavington shop and café to develop its business plan for long term sustainability	CS	Funding in place to appoint manager	Ongoing	Community grant awarded for new air conditioning unit
Support South Petherton Parish Council to refresh the Parish Plan / create Neighbourhood Plan	SK	NP presented to ANC	Ongoing	Neighbourhood plan progressing well. Scheduled for completion by June 17
Support South Petherton Parish Council to deliver community facilities investment programme at Lightgate Lane to include master planning exercise	SK	Masterplan produced and first actions commenced	March 2017	Consultants appointed. Draft plan produced and being discussed by relevant parties with input from community health and leisure team
Support Chilthorne Domer Recreation Trust to make improvements to the Pavillion for community use	SK	New play equipment installed. Car park extended.	March 2017	Pavilion remodelling complete, new play equipment installed, car park works starting imminently.

Area North Development - Service Action Plan 2016/17

Completed	In progress – on target	In progress – risk of missing target	Future action not started
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Support the village hall committee with improvements to Montacute village hall	CS	Grant payment released and work completed	March 2017	Work complete and grant payment released.
Support completion of feasibility and business plan for new sports changing rooms in Montacute	CS	Business plan produced and approved by National Trust	2017	No recent action. Support will be provided when required.
Support Tintinhull Parish Council to progress funding and design for new village hall	CS	Work started on site. Build complete	2017	Demolition complete. Build has commenced. First phase payment request being processed
Support High Ham Parish Council to complete the High Ham Youth Park	SK	Final piece of equipment installed	October 2016	Mini goal posts and new basketball sleeve purchased. Appropriate percentage of grant funding released.
Support Long Sutton Village Hall with their programme of improvements at the village hall, pavilion and playing field	SK	3 year business plan produced. Priority actions identified.	March 2017	Met with new committee members March 2017. 3-5 year plan to be produced and presented to Parish Council
Support Somerton Town Council to provide additional town centre parking	SK	License for mitigation granted by natural England. Work commenced on site.	December 2017	Old Doctors surgery now demolished and additional parking spaces in operation
Support Somerton Recreation Trust to continue master planning for changing and sports facilities	SK	Project fully scoped and approved by Trust. Masterplan complete	2017	£1000 grant awarded towards feasibility work. Consultants appointed. Project still being scoped

Area North Development - Service Action Plan 2016/17

Completed	In progress – on target	In progress – risk of missing target	Future action not started
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Support and coordination of ABP abattoir liaison group	CS	Quarterly meetings arranged and attended	Ongoing	All meetings attended during 2016/17. Ongoing.
Support review of community facilities in Ash and ongoing actions that arise from the outcome of the recent survey.	CS	Survey findings published and endorsed. Action plan produced	March 2017	Grant awarded. Survey completed, report produced and grant payment released.

Priority Area 4. Flood and water management

Action /Project description	Who	Milestone/ outcome	When	Current position Nov 16
Support the delivery of local priority projects within Somerset 20 Year Flood Action Plan and Somerset Rivers Authority work programme	SK	Action plan on target	Ongoing	Local schemes are actively being delivered. For up to date info go to www.somersetiversauthority.org.uk Grants are available to support community groups to deliver local projects via CRISP www.communityresiliencesomerset.org.uk

Area North Development—local project support 2016—2017

Turn Hill

Long Sutton

- * Improvement to outdoor facilities and village hall (£)

High Ham

- * New equipment for village hall (£)
- * New equipment for youth park (£)

Aller

- * Hearing loop at village hall (£)

Langport & Huish

Langport

- * Information Centre (£) (SLA)
- * Development of Community facilities at Huish Leisure
- * Langport Abattoir liaison group
- * Feasibility for town hall refurbishment (£)
- * Electric car charging point—Whatley Car Park
- * Promotion of River Parrett Trail

Wessex

Somerton

- * Projector at Edgar Hall (£)
- * New local car parking—redevelopment of local surgery (£)
- * Somerton Information Centre (£) (SLA)
- * Master planning for recreation ground and changing facilities (£)
- * Parish Rooms chairs (£)

Compton Dundon

- * Support progress of affordable housing scheme

Curry Rivel

- * Support to improve community facilities at Westfield (S106)
- * Support to programme of improvements at Robert Sewers Hall
- * Reuse and enforcement action—Bell Hotel
- * Play day (£)

Martock

Martock

- * Community plan
- * Information Centre (£) SLA
- * Support 'Our Place' programme (£)
- * Community led business plan for employment at Parrett Works/ Martock economic appraisal

Long Load

- * Village Hall improvements (£)

Ash

- * Community facilities survey (£)
- * Millennium Wood planters and storage (£)

St Michaels

Tintinhull

- * New Village Hall— (£)

Chilthorne Domer

- * Refurbishment at Pavilion and Rec (£)

Montacute

- * Refurbishment at village hall (£)

Isle Moor

- * Support to create new community facilities—playing field and play areas

Curry Mallet

- * Play facilities (S106)



Burrow Hill

Kingsbury Episcopi

- * Support for new community centre and shop project (£)
- * Refurbishment of church rooms (£)

South Petherton

- * Master plan for Lightgate lane recreation ground (£) S106
- * Community Information Centre (SLA) (£)
- * Neighbourhood Plan and Parish Plan
- * South Petherton market

Seavingtons

- * Support set up of Community Land Trust
- * Support Community Shop / Café (£)

Lopen

- * Dog waste bin (£)

Area Wide Programmes

- Engagement with Town and Parish Councils
- South Somerset Market Towns Investment Group
- Levels and Moors Local Action Group (LEADER)
- Devon and Somerset Broadband Programme
- Area North Business resilience and marketing
- South Somerset play schemes (£)
- Somerset 20 Year Flood Action Plan
- Housing Needs Surveys

Hamdons

Stoke sub Hamdon

- * CRTB Stoke Methodist Hall
- * Support Recreation Trust 5 year plan (£)

Key

CRTB Community right to bid

(£) Financial contributions from SSDC in year or previous years

SLA Service Level Agreement

S106 Refers to financial obligations for community facilities

April 2017



Appendix C

Area North Community Grants Awarded 2016/17

Name of Group (applicant)	Name of project	Amount Requested £	Total project cost £
4 x Local info centres	SLA's	2000	
Ash Millennium Wood	Wildflower planters	370	1620
Martock Parish Council	Our Place SLA	5000	123,713
Ash Parish Council	Village Survey	308	1692
Active Somerset	Curry Rivel Play Day	360	1159
Long Load village hall management committee	Village hall improvements	5000	40,652
Curry Rivel village hall management committee	Top up of S106 for accessibility improvements	164	9704
Somerton Town Council	New projector and signage	3280	6560
Stoke sub Hamdon sports and Rec Trust	New goal posts	300	852
Friends of the Parish Rooms (Somerton)	New chairs	1000	5796
Making the most of Martock (M3)	Martock Community Plan	1000	5471
Millennium Wood management group	New storage facility	350	702
Seavington Community Shop and Services Association	Air conditioning unit for store efficiency	1000	9992
Aller Village Hall management committee	Hearing Loop	1000	3250
	TOTAL GRANTS AWARDED & VALUE	21,132	211,163

AREA NORTH

	2016/17 Estimated Spend £	Actual Spend to 31/03/17 £	2016/17 Remaining Budget £	Future Spend £	Responsible Officer (s)	Responsible Officer's Comment on Slippage & Performance Against Targets
Capital Programme						
Cockle Moor Bridge	28,452	20,000	8,452		P Burr	Works completed. Payment to be made to SCC once easement across SSDC land approved. Latest draft received from SCC - further amendments requested by them are under consideration.
Support of Economic Vitality in Area North (Signage for marketing programme)	9,101		9,101		P Burr	Schemes prioritised which are community led and include additional partnership. Councillors working group criteria to administrate scheme. New signage installed in Martock and Langport. Signs created for Curry Mallet. Two further applications received, one awaiting planning permission. 6 further enquiries received - awaiting applications. 3 grants will be paid in the current financial year and the remainder in quarter 1 16/17.
Community Grants						
High Ham Recreation Ground - Youth Park	1,390	425	965		S Kelly	SSDC awarded a community grant of £6000 in May 14 from the Area North Capital Programme equipment for older children including a zip line, total project value £30,000. work completed and officially opened in September 2015. Access Audit completed, funded by SSDC and further developments at the planning stage.
New Accessible Footpaths at Seavington Playing Field	1,623	0	1,623		S Kelly	Grant approved July 2014 to Seavington Playing Field Association for a new accessible footpath linking the overflow car park with the main car park. Work complete and new footpath officially opened August 2015. Balance of grant will be spent towards second phase of works.
Village Hall Grant Kingsbury Episcopi Church Rooms	3,659	0	3,659		M Ostler	£4000 grant aid towards the refurbishment of the church rooms. Conservation will provide advice to the group. This has taken longer than expected but is continuing and is not expected to be completed until after April 2016.
Grant to Tintinhull Village Hall	40,000	9,135	30,865		S Kelly	£34K from North unallocated & £6K from DX Village Hall Grants. Stage 3 application to Big Lottery made and fully approved.
New purpose built Community Centre in Kingsbury Episcopi	40,000	35,360	4,640		M Ostler	Community grant to Kingsbury Episcopi Amenities Committee for construction of a purpose built community centre for the village. Stage 3 application to Lottery successful.
Montacute Village Hall Accessibility Project	2,432	2,432	0		C Scott	£4830 Community grant awarded from Area North Capital Programme in September 2015. Work underway.
Chilthorne Domer Recreational Trust Pavilion Alterations	10,000	8,011	1,989		S Kelly	Part payment made Sep16.
Long Load Village Hall Mgt Committee Equipment at Edgar Hall, Somerton	5,000	0	5,000		M Ostler	
	3,280	3,280	0		C Scott	Grant to Somerton TC.
Total North Capital Programme	144,937	78,643	66,294	0		

Reserve Schemes Awaiting Allocation But Approved in Principle						
Local Priority Projects - enhancing facilities and services	21,720	0	21,720	129,655	S Kelly	Detailed allocations through grants or capital appraisal. Support for partnership investment into local infrastructure and facilities. Additional £25,000 awarded February 2015 for 2015/16. £25,000 awarded for 2016/17 at DX Feb 2016. £25,000 agreed for Huish Pool at Jan17 Committee Meeting.
Total Reserve Schemes	21,720	0	21,720	129,655		
Summary						
North Capital Programme	144,937	78,643	66,294	0		
Reserve Schemes (Unallocated)	21,720	0	21,720	129,655		
Total Programme to be Financed	166,657	78,643	88,014	129,655		

Agenda Item 11

Area North Committee – Forward Plan

Assistant Director: Helen Rutter, Communities
Service Manager: Sara Kelly, Area Development Lead (North)
Lead Officer: Becky Sanders, Committee Administrator
Contact Details: becky.sanders@southsomerset.gov.uk or (01935) 462596

Purpose of the Report

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

Public Interest

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

Recommendation

Members are asked to:

Note and comment upon the Area North Committee Forward Plan as attached, and identify priorities for further reports to be added to the Area North Committee Forward Plan.

Area North Committee Forward Plan

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

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

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

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

Background Papers: None

Area North Committee Forward Plan

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

Items marked in italics are not yet confirmed, due to the attendance of additional representatives. Key: SCC = Somerset County Council

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
24 May '17	Arts & Entertainment Service Update Report	Annual Update Report	Adam Burgan, Arts & Entertainments Manager
<i>24 May '17</i>	<i>Highways</i>	<i>Update report.</i>	<i>Representative from SCC Highways</i>
24 May '17	Community Offices Report	Annual update report.	Lisa Davis, Community Office Support Manager
24 May '17	Appointments to Outside Bodies	New municipal year – appointment of members to working groups and outside bodies.	Becky Sanders, Democratic Services Officer
24 May '17	Revised Scheme of Delegation – Development Control Nomination of Substitutes for Chairman and Vice Chairman for 2017-18	New municipal year – appointment of two members to act as substitutes.	Becky Sanders, Democratic Services Officer
26 April '17	Area North Development Plan	Adoption of the 2017/18 Area North Development Plan	Sara Lead, Area Development Lead (North)

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
28 June '17	Streetscene Service	Update report.	Chris Cooper, Streetscene Manager
<i>TBC</i>	<i>Environmental Health</i>	<i>Service update report.</i>	<i>Alasdair Bell, Environmental Health Manager</i>
<i>TBC</i>	<i>Section 106 Monitoring Report</i>	<i>Annual monitoring report.</i>	<i>Neil Waddleton, Section Monitoring and Compliance Officer</i>
<i>TBC</i>	<i>Endorsement of Community Led Plans</i>	<i>South Petherton Parish Plan and Neighbourhood Plan</i>	<i>Sara Kelly, Area Development Lead (North)</i>

Agenda Item 12

Planning Appeals

Director: Martin Woods, Service Delivery
Service Manager: David Norris, Development Manager
Lead Officer: As above
Contact Details: david.norris@southsomerset.gov.uk or (01935) 462382

Purpose of the Report

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

Public Interest

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

Recommendation

That members comment upon and note the report.

Appeals Lodged

16/03176/OUT – Highfield Farm, Windmill Lane, Pibsbury, Langport TA10 9EP
Outline application for the erection of two detached bungalows.

16/03175/FUL – Highfield Farm, Windmill Lane, Pibsbury, Langport TA10 9EP
Redevelopment of existing agricultural building to provide two 1.5 storey semi-detached dwellings.

16/00621/FUL – Long Orchard Farm, Pibsbury, Langport TA10 9EJ
Conversion of a double garage into a one bedroom dwelling (retrospective).

16/04404/FUL – 12 Cottage Corner, Main Street, Ilton TA19 9EP
Erection of 12 metre shortwave amateur radio mast and antenna.

16/05122/COL – Land rear of Owl Cottage, Low Ham Road, Langport TA10 9DY.
Application for lawful development certificate for the existing residential use of two brick and stone buildings known as Aunt Emily's on land to the rear of Owl Cottage, Low Ham.

16/5153/COL – Hill View Farm Cottage, Hill View, Low Ham, Langport.
Application for a lawful development certificate for the existing use of the building as a independent dwelling.

15/00366/OPERA – Hill View, Low Ham Road, Low Ham, Langport
Breach of planning control.

Appeals Dismissed

16/01965/COU – Land OS 0720, Wood Drove, Huish Episcopi.
Application for planning permission to re-locate 3 no. static caravans.

Appeals Allowed

None

The Inspector's decision letter is shown on the following pages.

Appeal Decision

Site visit made on 28 February 2017

by **Andy Harwood CMS MSc MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28 March 2017

Appeal Ref: APP/R3325/W/16/3164706

Hill Farm, Wood Drove, Huish Episcopi, Langport TA10 0DD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Terry Mounter against the decision of South Somerset District Council.
 - The application Ref 16/01965/COU, dated 5 May 2016, was refused by notice dated 11 August 2016.
 - The development proposed is described as "application for full planning permission to re-locate 3 No static caravans".
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. Plans were submitted with the appeal showing 2 different locations for the proposed static caravans. It has been clarified that the Council when making its decision considered the location plan and site plan both dated April 2016. I will consider those plans. The other set of plans relate to a previous proposal.

Main Issue

3. The main issue is the effect of the development upon living conditions within the nearby area due to the proximity of the site to the adjoining commercial kennels.

Reasons

4. The appeal site is located within a rural area. The proposal would involve the change of use of a parcel of land for the siting of 3 static caravans close to the rural lane known as Wood Drove. Adjoining the site to the south-east is a commercial kennels. There are some dwellings in the area including Hill Farm nearby to the south-west and Videns on the eastern side of the kennels. There is also a caravan and camping site further along Wood Drove.
5. The adjoining kennels includes a large dog exercise area which extends up to the boundary with the appeal site. Further to the south-east, beyond the exercise area, the main kennel buildings are enclosed by fencing.
6. The boundary between the appeal site and the adjoining dog exercise area is defined by a mix of landscaping including large trees, some metal site fencing as well as post and rail fencing. It is possible to see between the site and the

- exercise area. The sound from the kennels and exercise area are not contained by the existing boundary treatment. I could hear the barking of the dogs within the kennels from the site in what is an otherwise quiet rural area. I saw some dogs being exercised accompanied by handlers who were calling out commands to the dogs.
7. The operator of the kennel confirms that the total number of dogs can be as many as 55. I do not know how many were present at the time of my visit. The level of noise from the dogs that I experienced was at a level raised significantly above the background sounds from the otherwise tranquil rural area. The submissions by the Council about existing complaints due to noise from dogs are not very detailed. However I can understand that the noise from the kennels could become irritating and why it may have led to some complaints. This existing noise could therefore potentially disturb occupiers of the proposed caravans on the site.
 8. The presence of caravans in close proximity to the kennels could also disturb the dogs. As well as being seen by dogs in the exercise area, further activity within the site by occupants of the caravans may also be heard by dogs within the kennel buildings. The occupiers of the proposed caravans would be likely to use the external area around the proposed caravans for sitting out, for children to play on and they would also drive into the site causing additional noise from vehicles. Such activity within the site would be in contrast with the low key use of the land at the moment. The noise from dogs barking could increase as a result of the proposal and this could lead to disturbance for the prospective occupiers of the caravans. Furthermore, the use could lead to increased noise within the wider area therefore increasing the chances of existing nearby residents being disturbed.
 9. Although the appellant says that the potential for noise from the nearby dogs would not be a problem for him, it is necessary to consider the general situation as it would not be reasonable to limit a planning permission only for his personal use. Although the appellant may only intend to use the caravans 4 times a year, the holiday condition suggested by the Council would not prevent more regular use. Even people staying for short periods on holiday could be disturbed by the noise from the kennels which would adversely impact upon their living conditions.
 10. I have considered whether a planning condition could be imposed to prevent the positioning of the caravans until details of mitigating measures to reduce the effects of noise are implemented. A bund has been suggested but I have no expert evidence to explain whether such measures could overcome my concerns. Furthermore, without having any evidence about the size or construction requirements of noise mitigation measures, it is not possible to know if they would be acceptable in other respects such as the impact upon the character and appearance of the area.
 11. The occupants of the proposed caravans could therefore experience noise from the adjoining kennel and could also cause additional disturbance of the dogs within the kennels leading to additional impacts upon other nearby occupiers. In relation to the main issue, the proposal would have a harmful impact upon living conditions within the nearby area.
 12. Although the appellant has questioned the policies that have been referred to by the Council, they are relevant to this main issue. The South Somerset Local

Plan¹ (LP) Policy EQ2, amongst other things, requires development proposals to protect the residential amenity of neighbouring properties. LP Policy EQ7 relating to pollution control, includes a requirement that development resulting in noise will only be permitted if the potential adverse effects would be mitigated to an acceptable degree. These policies would not be complied with. Furthermore, the proposal would not comply with the National Planning Policy Framework at paragraph 17 which requires a good standard of amenity for all existing and future occupants of land and buildings.

Other Matters

13. The proposal could be the cause of some operational difficulties for the owners of the kennels. However I have no evidence that this would affect the viability of that business as suggested within the reason for refusal.
14. The appellant has referred to the improvement that would result from the change in location of the caravans in terms of the reduced impacts upon the surrounding landscape. The Council also agree that the proposed relocation is acceptable in these terms. The suggested mechanism for preventing the use of both sites is through a planning obligation. However, a planning obligation has not been submitted and I cannot consider that further. The possible benefits of the proposal cannot be secured.
15. The appellant has a disabled daughter and the intention is to use the caravans for her holidays and for holidays of other pupils from her school. From the information provided to me, it would not be reasonable to attempt any limitation of the occupancy to those people. The likely impacts from the proposal would occur regardless of who occupies the caravans. Furthermore, the personal circumstances do not have much weight as they may change over time whereas a planning permission would be potentially permanent.
16. Correspondence through e-mails between the appellant and the Council made it clear that the appellant was agreeable to extend the time for the Council to deal with the planning application. However this does not affect the merits of the case before me.

Conclusion

17. The other matters do not outweigh my concerns in relation to the main issue. For the reasons given above and having considered all other matters raised, I conclude that the appeal should be dismissed.

Andy Harwood

INSPECTOR

¹ South Somerset Local Plan (2006-2028), adopted March 2015

Agenda Item 13

Schedule of Planning Applications to be Determined by Committee

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Martin Woods, economy
Service Manager: David Norris, Development Manager
Contact Details: david.norris@southsomerset.gov.uk or 01935 462382

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 3.20.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 3.15.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
14	ST MICHAEL'S	16/04608/OUT	Erection of 28 dwellings (incorporating details of access and layout) and associated works, including open space, drainage infrastructure and highway works.	Land north of Head Street, Tintinhull.	Abbey Manor Homes Ltd
15	CURRY RIVEL	17/00520/FUL	Remove and replace rear extensions. Replace existing garage with new garage.	Weaver Cottage, Wiltown, Curry Rivel.	Mr & Mrs M Cooper
16	TURN HILL	17/00021/FUL	Erection of a 4 bedroom dwelling with carport and parking area.	The Cottage, Picts Hill, Langport.	Mr B Martin
17	SOUTH PETHERTON	17/00265/OUT	Erection of a dwelling within the garden of Bradstones	Bradstones, North Street, South Petherton.	Mr & Mrs Summers

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

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

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 14

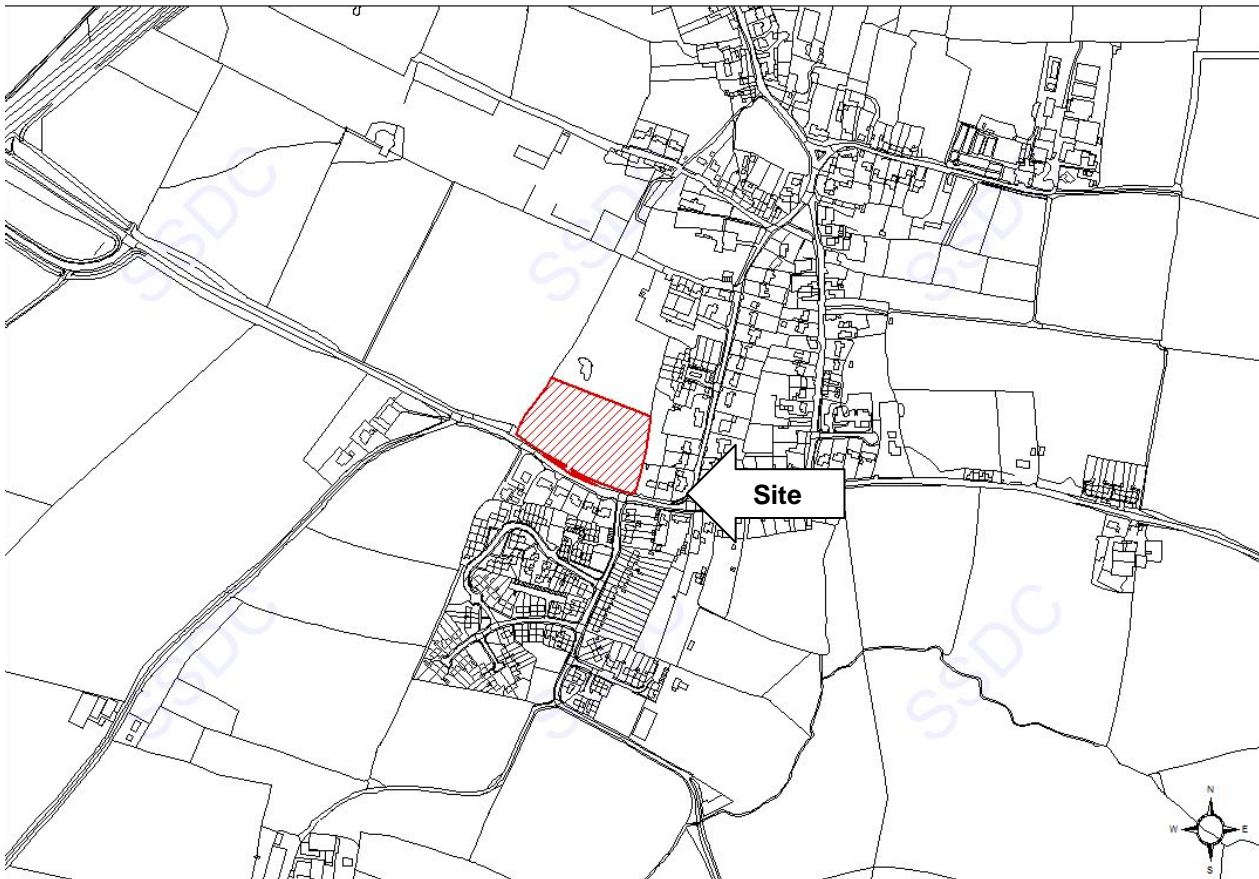
Officer Report On Planning Application: 16/04608/OUT

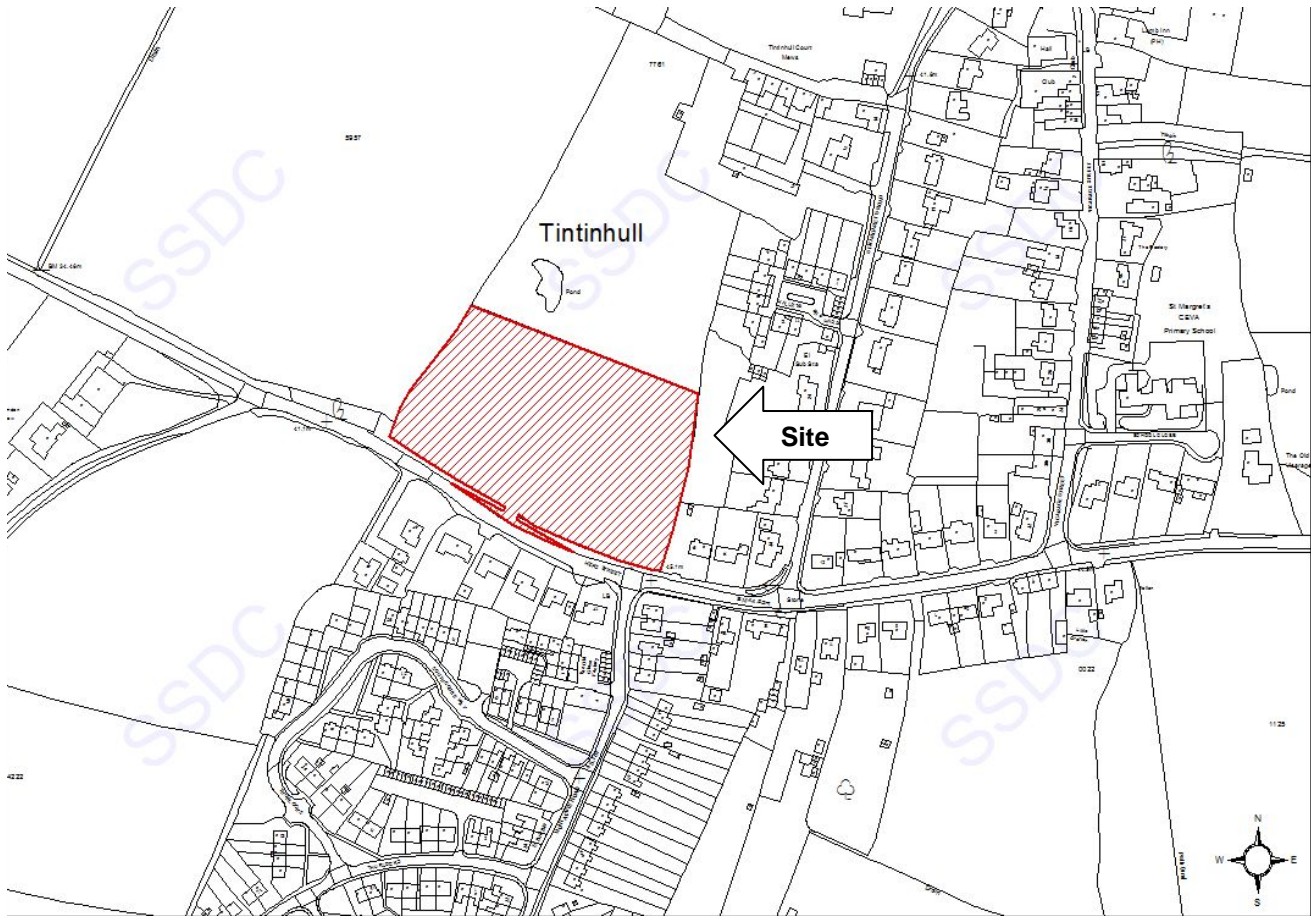
Proposal :	Outline planning application for the erection of 28 No. dwellings (incorporating details of access and layout) and associated works including open space, drainage infrastructure and highway works
Site Address:	Land North Of Head Street, Tintinhull.
Parish:	Tintinhull
ST MICHAELS Ward (SSDC Member)	Cllr Jo Roundell Greene
Recommending Case Officer:	Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	26th January 2017
Applicant :	Abbey Manor Homes Ltd
Agent: (no agent if blank)	Mr Matt Frost, Boon Brown Planning, Motivo, Alvington, Yeovil BA20 2FG
Application Type :	Major Dwlg 10 or more or site 0.5ha+

REASON FOR REFERRAL TO COMMITTEE

This application is being brought to committee at the request of the Ward member and by agreement with the Area Chair in order that the local concerns can be discussed more fully.

SITE DESCRIPTION AND PROPOSAL





This application is seeking outline consent for up to 28 dwellings and includes the formation of new access and associated highway works and the provision of open space and is seeking to agree detailed matters of access and layout, with matters of appearance, landscaping and scale reserved for later consideration. The application as originally submitted sought up to 31 dwellings and this has been reduced to 28 dwellings during the course of the application.

The application site is located on the western side of Tintinhull village and sits along the north side of Head Street, which is a classified C road. The application site comprises an agricultural field 1.46 hectares in size that was being used as pasture land at the time of visiting. The site is gently sloping and enclosed predominantly by hedgerows on all sides with a section of fencing and field gateway along the southeast section of the road boundary and there is a row of conifer trees growing along the north boundary outside the application site on adjoining land. A mature deciduous tree growing in the northwest corner of the site is protected by a Tree Preservation Order (TPO).

The site is located in flood zone 1 and there is a public right of way, footpath Y 26/2, that passes along the west boundary in the adjacent field. A bus shelter is sited on the highway verge close to the existing field access close the southeast corner of the site and a traffic island that forms part of a wider traffic calming scheme is located a short distance to the west of the proposed new access that is to serve the development.

Surrounding the site is agricultural fields to the west, north and east and residential properties to the east and south on the opposite side of the main road. Furthermore, the site is adjacent to Tintinhull's conservation area and approximately 55 meters from a residential property known as 24 St Margaret's Road that is grade II listed. Approximately 220m to the north is Tintinhull Court and the village church which are both grade I listed buildings.

HISTORY

15/01227/OUT: Outline planning application for the development of up to 20 dwellings with areas of structural landscaping, open space and drainage infrastructure, formation of a new means of access and associated highway works. Withdrawn.

62462/B: (Outline) Development for residential purposes and formation of vehicular access. Refused.

62462/A: (Outline) Development for residential purposes and formation of vehicular access. Refused.

62462: (Outline) Development for residential purposes and formation of vehicular access. Refused.

POLICY

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

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

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

SD1 - Sustainable Development

SS2 – Rural Settlement

SS4 – District Wide Housing Provision

SS5 – Delivering New Housing Growth

SS6 – Infrastructure Delivery

HG3 – Affordable Housing

TA1 – Low Carbon Travel

TA4 – Travel Plans

TA5 - Transport Impact of New Development

TA6 - Parking Standards

HW1 – Provision of open space, outdoor playing space, sports, cultural and community facilities in new development

EQ1 – Addressing Climate Change in South Somerset

EQ2 - General Development

EQ3 – Historic Environment

EQ4 – Biodiversity

EQ7 – Pollution Control

National Planning Policy Framework:

Part 1 – Building a strong, competitive economy

Part 4 - Promoting sustainable transport

Part 6 - Delivering a wide choice of high quality homes

Part 7 - Requiring good design

Part 8 - Promoting Healthy Communities

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

Part 11 - Conserving and enhancing the natural environment

Part 12 - Conserving and enhancing the historic environment

Other relevant documents

Tintinhull Community Plan July 2012

Somerset County Council Parking Strategy, March 2012 and September 2013.

CONSULTATIONS

Tintinhull Parish Council: Strongly oppose the application.

Tintinhull is a rural settlement and has limited resources for example, a temporary post office for 3 hours a week, one pub which is currently for sale and a primary school which is over subscribed. There is no shop or health centre and very limited local employment opportunities. The village would not provide for the day-to-day needs of a large influx of additional residents associated with such a housing development that is considered excessive for a village of this size. The development would generate considerable additional vehicle movements to give the residents access to services essential for everyday living and work.

The Tintinhull Community Plan was endorsed by South Somerset District Council's Area North Committee in June 2012 and states, "To limit the building to small developments of single units or plots of less than 5 dwellings". The Community Plan also states within the guidelines for development "Space is important and the overall development should contribute to communal feeling rather than isolation (e.g. without cul-de-sac development)".

Safety

A major safety concern is the proposed development access onto Head Street which is considered to be highly dangerous. A traffic calming scheme has been installed nearby on Head Street and a build-out, just to the west of the access road, forces cars onto the 'wrong' side of the road coming into the village from the Martock/Ash direction. Vehicles are frequently travelling in excess of 30mph at this point which is a current problem for the community. There would be the potential for serious collisions to occur with vehicles turning right from the development meeting vehicles on the wrong side of the road coming into Tintinhull. This problem would be exacerbated by the fact that at this point there is limited visibility as there is a bend in the road and also a blind hill summit. There is also a danger to the east, of the development access with buses waiting at the stop blocking the line of sight, and the proximity of the junction where Montacute Road joins Head Street.

Increase in traffic

Head Street is already a very busy road with traffic movements, at peak times, of over 800 per hour in each direction. This will only increase with the residents of hundreds of houses in Yeovil (Brimsmore in particular), Martock and Coat using this route. Each dwelling on this proposed development would generate extra vehicle movements several times a day which will only add to the vehicles using Head Street. In addition to this, if there are any traffic problems on the A303, A3088 (Cartgate link road), or A37, commuter traffic inevitably comes through Tintinhull.

Loss of good quality farm land

The location of the proposed development is a greenfield site which is good quality farming land. This development would not make best use of this land and cause the loss of a greenfield site.

Visual Impact.

The site sits higher than the surrounding area and this development would be highly prominent when entering the village from the west, spoiling the effect of a village that generally nestles into the landscape. As this is the highest part of the village it also has the potential to negatively impact on the views from Ham Hill and Ash.

Drainage and Sewerage

This application will impact on the existing system. Residents of Head Street have a problem now with bad smells

County Highways: No objection.

This amended submission appears to have taken the comments that the highway authority made into consideration with regards to the internal layout as well as other concerns raised by the highway authority. The amended plans and amendments to the Travel Plan mean that the highway authority are willing to condition the travel plan rather than secure it via a Section 106.

The highway authority still requires the visibility splay located at the entrance to be grassed to prevent the possibility of overgrowth from the hedge and preventing any obstruction greater than 300mm in the visibility splay. It was apparent that the hedge was overgrown in this area which would represent a significant highway safety concern.

They further noted that the average dwelling generates 6-8 vehicle movements per day which would mean that the site would generate approximately 248 vehicle movements per day. This represents an increase of vehicle movements along Head Street however the highway authority is satisfied that there is capacity within the existing highway to cope with the proposal.

Drawing number 3698/PL/01 show that the visibility for the proposed access is 2.4m x 43m. From my onsite observations, it was apparent that vehicle speeds were lower than the 30mph that Head Street is subject to and were approximately 20mph. From my onsite observations, the traffic calming helps to reduce the vehicle speeds. The appropriate visibility requirements can be established using Manual for Streets and the 2.4m x 43m shown on the submitted drawing are sufficient.

It is noted that the application proposes to keep the hedge located to the rear of the visibility splay. The highway authority would prefer to have this grassed to prevent the possibility of overgrowth of the hedge at the back of the visibility splay and preventing any obstruction greater than 300mm. From my onsite observations it was apparent that the hedge is already encroaching into the proposed visibility splay.

Taking the above into account the highway authority does not wish to raise an objection to the amended plans that have been submitted. Should the planning authority be minded to grant permission we recommend conditions that cover the following matters:

- Secure visibility splays as per drawing 3698/PL/01;
- Estate roads details;
- Construction Traffic Management Plan;
- Any entrance gates to be hung to open inwards and set back a minimum of 5 metres from the carriageway edge;
- Consolidated and surfaced footpath and carriageway to serve each dwelling prior to occupation;
- Gradient of proposed drives no steeper than 1 in 10;
- A network of cycleway and footpath connections within the development;
- An area of hard standing at least 5.5 / 6 metres in length in front of garage doors;
- Condition survey of the existing public highway;
- Details of the footway to be provided joining Head Street;
- Secure the recommendation of the approved Travel Plan.

Somerset Waste Partnership: Access for waste collection vehicles has been taken into account and it appears that all road surfaces will be to an adoptable standard allowing refuse vehicles to access

most properties. However we would like clarification on the proposed waste collection point for each property, in particular plots 8-10 which are set back from the roadside. According to my calculations from the plans provided it would appear the residents at plot 8 would have the maximum distance of 30m to transport their receptacles to the kerbside for collection. The closest kerbside area being located next to plots 11 & 12 which may not be acceptable to residents of these plots.

County Education: SCC will not be seeking education contributions in respect of this application.

Strategic Housing: Further to the proposed reduction of dwellings from 31 to 28. The revised split for these properties would be 8 for social rent and 2 for shared ownership or other intermediate product. We accept the applicant's proposed property mix in principle but note that a number of the houses do not satisfy our minimum internal space standards. We would expect the affordable units to blend in with the proposed housing styles and types and would not expect the affordable housing to be provided in a single cluster.

Leisure Policy: Initially, prior to the introduction of CIL, sought a contribution of £86,162 (equating to £3,077 per dwelling) towards the increased demand for outdoor playing space, sport and recreation facilities should the scheme be approved as follows:

- £57, 716 for local facilities, towards enhancing off-site youth facilities and playing pitch provision at Tintinhull Sports Ground and the provision of a new community hall in Tintinhull;
- £18,504 for strategic facilities, to go towards a new studio theatre at the Octagon or toward the stage refit at the Westlands Entertainment Complex and the enhancement of sports hall provision at Westfield Academy School, Yeovil.
- £9,089 as a commuted sum towards local services;
- £853 as the Community Health and Leisure Service administration fee.

Following the introduction of CIL leisure officers have been asked to reconsider their requests in light of the Council's 123 list and an oral update will be made.

Open Space: No comments received.

Wessex Water: Note that the site will be served by separate systems of drainage and that there is adequate current spare capacity within the existing foul sewerage network to accommodate predicted foul flows. There is adequate current space capacity within the existing water supply network to accommodate predicted demands. The applicant has indicated the disposal of surface water via attenuation pond to ditch which will require the approval of the appropriate authorities.

They further responded directly to a local residents email which raised concern that the sewer that flows from the travellers site in Marsh Lane to connect with Head Street sewer had not been shown on their plan and that there has been problems with Marsh Lane effluent as it is pumped under pressure into Head Street. Wessex Water responded by saying they are aware of a history of odour complaints at 27 Head Street associated with the connection point of the rising main coming from the Marsh Lane traveller site. The pumping station and rising main are private and it is for the Council's Environmental Health Officer to investigate this. The connection point for the new foul flows for the development is downstream. The connection of foul flows from the development will not impact on the odour concerns raised as this issue is associated with septicity in the above stream connecting rising main. We have assessed the diameter of the sewer proposed for connection and the anticipated foul flows from the development and have confirmed previously that there is capacity.

Lead Local Flood Authority (LLFA): No objection subject to a drainage condition to secure a surface water drainage scheme and a programme of implementation and maintenance for the lifetime of the development.

SSDC Technical Engineer: No new comments received.

Environmental Health: Recommend a contamination watching brief condition due to infill land identified in the southeast corner of the site.

Somerset Wildlife Trust: In general we agree with the findings of the submitted ecological reports and support the proposed enhancements. We would also request that internal boundaries and fences are constructed in such a way as to allow small mammals free passage. We would request that all of these enhancements are incorporated into the planning conditions.

Ecology: No objections subject to conditions to secure an updated badger sett survey at each stage of significant ground works and for the reserved matters application to include details of proposals for the incorporation of features to enable the enhancement of biodiversity.

County Archaeology: No objections. No further archaeological work is required on the site.

Historic England: Tintinhull Court and the Church of St Mary are both grade I heritage assets and form an important group within the village. The fact that the open landscape directly surrounding the west and south of this estate has survived provides the buildings with a setting that is historically connected with its earlier uses. The application has included a Historic Environment Impact Assessment and Landscape Impact Appraisal. Nevertheless, neither document assesses the impact to the highway listed assets, particularly in light of the increase in dwelling units. There are no photographic viewpoints taken from this historic core to affirm intervisibility and within section '8. Impact Assessment' of the HEIA there is again no assessment of the impact on settings and significance of the Court or Church. As such, this assessment should be undertaken in line with Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets, before the application can be determined (para 128 of the NPPF).

We urge you to address the above issues and recommend that the application be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again.

Conservation: Later comments in response to the amended plans – The significance of the setting of the building is that it adjoins farmland and has rural aspect. The alterations appear to be to replace the proposed house with a bungalow and then to hide that with dense planting which will have a noticeable change to the setting of the listed building which will have a slight impact on the setting of the building. The alterations made so far do not change my opinion that there is harm to the setting of the building.

Original comments - Close to the site are a number of heritage assets, including the grade I Church and Tintinhull Court and grade II Old Dairy and the conservation area.

The application is supported by a Heritage Statement. Historic England are concerned that this does not go far enough and advise on more work.

I have visited the site and understand that the hedge to the north is not within the site. I would agree that change to the setting of the two grade I listed buildings would be neutral, both from near to the site, and from a distance. I would say as an aside that the roofing colours need to be dark and muted.

In my view the changes made by the construction of the new dwellings at Halletts Orchard have diminished the quality of the conservation area at this point such that I would be likely to recommend it is removed from the conservation area in any review.

The conservation area also runs to the rear of Old Dairy and 14 St Margaret's road. The trees are

large mature conifers which at best have 20 to 30 years life left and are off site. There is no guarantee they would remain for the rest of their natural lives. In my view there would be intervisibility between the conservation area around 14 St Margaret's Road. Given the distance between the conservation area at this point and the relative orientation of the two sites, I would gauge the effect to be neutral to slight adverse impact on their significance. It may well be possible to mitigate this impact.

The Dairy House is listed. The historic garden/curtilage of this house extends to be contiguous with the site in part. A more modern part of the garden extends along the south. There is clear intervisibility between house and its garden to the site. This is not a planned view, but the house currently enjoys a rural setting and aspect. The illustrative layout shows a gable end of a two storey house close to the boundary, resulting in a negative impact on the setting. As shown on the indicative drawings I would assess the impact potential is that the setting of this building could be significantly modified with a moderate adverse impact on the setting of this listed building.

I would suggest that the applicant revisit their indicative layout taking the setting of this listed building into account to demonstrate a form of development which would not harm the setting of this listed building.

Campaign for the Protection of Rural England (CPRE): Object. The development on this site would severely and substantially harm the character of the village, its landscape, conservation area and setting of its grade I listed assets, namely Tintinhull Court and the Church of St Margaret, contrary to LP policies EQ2, EQ3 and NPPF para 132.

We disagree with the applicant's claim that the amendments address all the design / landscape concerns expressed by Robert Archer, SSDC Landscape Officer. The amendments are all of a minor nature relative to his main objection which was that this site would obtrude into the open field setting of both the listed assets and the conservation area to thus erode the character of this length of the village edge, contrary to policy EQ2.

We do not accept the applicant's claim that lack of intervisibility due to hedging makes this development acceptable. At present there is a conifer hedge outside the site, and additional hedging inside the site is now proposed. The premise of this argument is the incorrect one that, provided a heritage asset or its setting is screened by vegetation, then housing development behind it should be permitted, even if it is within a few hundred yards of grade I listed buildings, as in this instance. Moreover, the historic open field setting of the listed assets includes the site itself. This fact is not negated simply because hedging has been, and more will be, planted along the site boundary.

Arborist: No comments received.

Landscape Officer: Objected to the initial submission but dropped this objection following the later amendments to which the following comments apply:

"I have previously stated the landscape case as being finely balanced, but noted that a case for refusal can be argued, as development would obtrude into the strongly defined open field setting of both the village and conservation area, to thus erode the character of this length of the village edge. I have also commented that the introduction of a (comparatively) tightly arranged housing layout at the village edge is at variance with the character of the adjacent residential area (to the east) nor in its massing is it sympathetic to the character of the rural edge.

In response, we now have a proposal with an amended layout, which presents the units at the outer edge of the plot as a farmyard style complex, with the open space shifted to the west, to assist a coherent transition into the open land to the west. Densities are a little more relaxed. I see this as an improvement on the original scheme, such that whilst there remains a local character concern, I do not add design as an issue. The landscape case remains finely balanced, and there remains an adverse

character impact, but I no longer regard it to be of sufficient weight to provide over-riding landscape grounds for refusal.”

REPRESENTATIONS

Written representations have been received from approximately 31 separate households raising the following concerns and / or objections to the proposed development:

- Over-development of the site.
- Unsustainable location.
- Tintinhull is a Rural Settlement and considered to be part of the countryside to which National Countryside Protection Policies apply. Regardless of the lack of a 5 year land supply there is no planning reason even at national level for it to be supported.
- It would increase the population of Tintinhull by approximately 10%.
- This is a small village with few facilities.
- This will open the door to further developments in the village.
- These houses will be isolated from the rest of the village community.
- The infrastructure of the village will not be able to cope with all of these houses.
- No identified need for the housing.
- This additional housing is not needed. There are a variety of properties in the village of differing prices for sale, some of which are not selling easily.
- There are more than 2500 empty properties in South Somerset, why do we need to build on greenfield sites?
- There are big housing developments going on the edge of Yeovil and Martock where there are facilities available to deal with the numbers of people and cars.
- Contrary to our village plan which favours small developments of around 5 houses at a time built to infill gaps and not to expand into the countryside.
- Offers no employment.
- Inappropriate location for starter homes due to the lack of employment or decent communications.
- Needs to be more houses available for rent to meet the needs of those unable to qualify for a mortgage.
- The site next to the Old Vicarage, Yeovil Road for 11 houses failed and dismissed by the Inspector in part because he identified Tintinhull to be largely a linear settlement and the proposed development, which proposed a cul-de-sac form of development, was at odds with this.
- Objected to this being an outline application.
- The demographics of Tintinhull are currently a good balance of young families, older working and retired people. There is a good sense of community, I would not like to see this negatively affected.
- Loss of prime farmland to development.
- The development is out of keeping with the village.
- It is on raised land, dominating the entry into the village.
- The surrounding farmland is central to the aesthetic quality of a small village.
- Loss of outlook for properties located to the east and north of the site.
- Two-storey houses on an elevated site overlooking bungalows is not acceptable.
- There is a row of conifers along the back of the site which will require regular maintenance. To carry out such maintenance a border should be left between the gardens of the development and the trees and hedge to enable access. Furthermore, an additional maintenance costs should be borne by the owners of the development.
- Density of the proposal is out of character with the village.

- Poor visibility for the new access.
- Increased traffic, lack of road capacity to cope with this, increase congestion.
- Head Street can become grid locked further east even with existing traffic.
- During the summer there is an influx of 26,000 visitors to the National Trust property that is in the village. Has this been taken into consideration.
- Head Street is also used to access the A303 for accidents and emergencies.
- Head Street is used as a rat run from the A303 to Yeovil and has become busier and busier over the years.
- The location of the proposed access is unsafe.
- The traffic calming islands through the village are badly positioned, especially at the entrance to the village from the A303. It is difficult to see traffic approaching from the Yeovil direction at this point. The creation of another access at this point which will not be visible will make matters worse.
- The proposed access to the site is located in such a way that existing traffic calming measures will cause problems for cars approaching from the west as drivers would be unable to tell if it is safe to proceed when a vehicle is pulling out of the new development.
- Excessive speed of some motorists when approaching the village from the west.
- Perhaps a roundabout could be created at the southwest corner of the site to resolve some of the highway safety concerns in respect of the access.
- The proposed access is on the busiest sections of road in the village. A previous application for 11 houses in Yeovil Road was rejected, it follows that this application must also be refused.
- The bus stop on the north side of Head Street will become a dangerous point on this bending road for the disabled and elderly.
- Lack of parking which will necessitate residents having to park in Head Street.
- Harm to local heritage assets, including Tintinhull Court and the church.
- The ACA letter (heritage letter) of 14/12/2016 does not pass the tests of para 132 of the NPPF 'as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'.
- This land and area is of historic significance. There should be an in depth archaeological survey to establish what remains on this site and what can be preserved or at least recorded.
- A substantial pond is still in existence where as children we fished for newts, frogs etc. This will require a full environmental survey.
- Concerned that the field adjoining the development towards the A303 will be at risk of flooding. With houses and roads and associated car access, heavy rain will not be absorbed even with the proposed measures and will flood the field and footpath.
- This will be built on a potential flood plain.
- The pond in the north field already overflows into the ditch that floods regularly. The developer wants to discharge all the surface water from the site into this ditch.
- Montacute Road has flooded in the past.
- There are already sewerage problems in the area. The sewerage system has been a problem in Head Street for many years. The private sewer from Marsh Lane is pumped under pressure into Head Street and any further effluent from the site will only exaggerate the situation. This can also result in some very unpleasant smells at times.
- Electricity supply is also a concern, I sometimes experience a dip in power.
- I have seen grass snakes and slow worms here.

CONSIDERATIONS

This application is seeking outline consent for up to 28 dwellings and includes the formation of new access and associated highway works and the provision of open space and is seeking to agree detailed matters of access and layout, with matters of appearance, landscaping and scale reserved for

later consideration. The application as originally submitted sought up to 31 dwellings and this has been reduced to 28 dwellings during the course of the application in response to various concerns.

The main issues in the consideration of this application are considered to be:

- The principle of development;
- Impact on heritage assets
- Character and appearance;
- Residential amenity;
- Highway safety;
- Flooding and drainage;
- Ecology; and
- Planning obligations.

Principle

Tintinhull is a village which, given the facilities and services that it contains such as a primary school, public house, workingmen's club, village hall, swimming pool, recreational ground and church, is considered to fulfil the category of a rural settlement where policy SS2 of the new local plan can be applied.

Policy SS2 states that development in rural settlements will be strictly controlled to that which; 1) provides employment opportunities appropriate to the scale of the settlement; and/or 2) creates or enhances community facilities and services to serve the settlement; and/or 3) meets identified housing need, particularly for affordable housing. It goes on to prescribe that development should be commensurate in scale and character of the settlement, increase the settlement's sustainability, be consistent with relevant community led plans and generally have the support of the local community.

Reference should also be made to the Tintinhull Community Plan (July 2012), and that this indicates a preference by the community for no major development and for any new development to be of a small scale (5 houses or less), low cost and predominantly for those people with local ties. Whilst this plan does not form part of any of the adopted local plan policy it does nevertheless carry some weight in the consideration of this application, especially when considered in relation to LP Policy SS2.

Further to these policy considerations it must be borne in mind that SSSDC cannot at present demonstrate a five-year housing land supply. In such circumstances paragraph 49 of the NPPF states that relevant development plan policies for the supply of housing, i.e. LP policy SS2 and the Tintinhull Community Plan, should not be considered up-to-date. Subsequent case law, High Court decision (Woodcock Holdings Ltd), however concludes that appropriate weight can be attached to 'out-of-date' housing supply policies when considered in the 'planning balance' of whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits.

The site is located close to the facilities that can be found in the village and will be easily walkable with the provision of the new pavement link to St Margarets Road that forms part of this scheme and is therefore considered to be a relatively sustainable location from the point of view of accessibility to local services.

There are local concerns with regard to the scale of the proposed development and that this is excessive and will harm the character of the village, both in terms of its visual character and also its character as a small village. There are concerns that a development of this size could adversely affect the sense of community / social cohesion that currently prevails within the village.

At present there are in the region of 430 residential houses within the parish of Tintinhull, the 28 additional houses proposed under this scheme will equate to a 7% increase in the total number of

households.

There are no maximum figures for housing growth within Rural Settlements set out within relevant policies and there is no evidence to support the assertion by some that the proposed increase in population is harmful purely in terms of statistical growth of the settlement. Paragraph 50 of the NPPF requires the delivery of a wide choice of high quality homes in order to widen opportunities for home ownership and to create sustainable, inclusive mixed communities.

In order to be compliant with policy HG3 of the local plan 35% of the 28 new houses are to be affordable houses (a mix of rented and intermediary type), which the applicant has agreed to, and the proposed layout plan details a mix of house sizes as follows – 5 one-bedroom, 8 two-bedroom, 12 three-bedroom, 1 four bedroom and 2 five-bedroom houses – with a number of these proposed to be single storey. Such a mix of house types and size will meet a range of needs and encourage a mixed and balanced influx of new residents to the village.

The observations that there are already a number of houses in the village on the market and that some of these are taking some time to sell is noted. Whilst this may be the case it is important to note that these are only observations and are not in themselves evidence of a lack of need for new housing either in the village or across a wider area.

The NHS and the Education Authority were both consulted, whilst no comments have been received from the NHS, the Education Authority have raised no objection and are not seeking any contributions towards new school places. Therefore, notwithstanding comments about the lack of school places in the village school and other concerns about the impact the proposal will have upon school services, these are not supported by the views of the relevant statutory consultees and it is not considered the proposal will over-stretch or harm such service provision.

In the case of the current proposal, and in view of the above considerations, there is no evidence to support the view that the introduction of these 28 houses (7% increase in households) will, in terms of the influx of new residents, be harmful to the existing community, local services or the character of the settlement as a rural village. Notwithstanding the local concerns about the size of the development there is insufficient justification to object to the proposal on this basis and bearing in mind the sustainable nature of its location the principle of a development of up to 28 dwellings in the village is considered to be acceptable in principle.

In terms of the wider impact of the development it is not considered that the delivery of 28 dwellings in Tintinhull would be detrimental to the overall delivery of housing numbers across the settlement hierarchies as set out in the Local Plan.

The outcome of the application should therefore be determined based on the 'planning balance' of whether the adverse impacts of granting planning permission, in relation to site specific matters, would significantly and demonstrably outweigh the benefits.

Landscape impact, visual amenity and impact on heritage assets

The site sits alongside the north side of Head Street and on the western approach into the village and comprises a pasture field that sits alongside existing built development. The Landscape Officer has identified the application field as having some local value in that it forms part of a series of small fields that provide a long-established and clearly defined open edge to the established village form. The site is also adjacent to the conservation area and potentially within the setting of nearby grade I listed Tintinhull Court and Church and a grade II listed dwelling (Old Dairy) located to the northeast of the site.

During the course of the application the proposal has been amended in response to a number of concerns including the Landscape Officer's initial objection. The Landscape Officer's original

comments opined that the landscape case was finely balanced as the development would obtrude into the open field setting of both the village and the conservation area and to erode the character of this length of the village edge. He further raised a concern in respect of the density and massing of the housing layout and that this was at variance with the character of the adjacent residential area to the east and this rural edge locality.

The amended scheme, which indicates a farmyard style complex at its outer edge, includes a more relaxed density of housing and has shifted the open space to the outer western edge of the site. Whilst the landscape case remains finely balanced and the Landscape Officer considers this amended proposal to be an improvement to the initial submission and whilst there will still be some adverse landscape impacts he no longer regards these to be so significant as to be sufficient to provide an over-riding landscape objection.

From a more general visual amenity perspective the submitted streetscene plans are indicative only with the detailed design of the buildings reserved for later consideration. However, the general density of housing along Head Street is not out of kilter with the existing properties on the opposite side of the road, nor is the more dense arrangement of houses set behind which mirrors to a certain extent the development at Southcombe Way and Thurlocks. On this basis the general pattern of development is not out of keeping with that located immediately to the south.

In view of the potential for the development to impact upon the setting of the nearby grade I listed buildings Historic England was consulted who raised a concern with regard to the information submitted in relation to this matter. The applicant has responded with further information which was considered by the Council's Conservation Officer and who was satisfied that their setting would not be adversely affected.

The Conservation Officer did raise a concern with regard to the impact of the development upon the setting of the grade II listed Old Dairy house located a short distance to the northeast. As part of the revisions to the proposal the houses located in the northeast corner of the site closest to the Old Dairy have been moved away from the boundary slightly and reduced in height to single storey and additional planting has been suggested along the east boundary to create more of a visual buffer. The Conservation Officer is not completely satisfied that these measures fully mitigate his setting concerns for the Old Dairy. Such harm however is not considered to be substantial.

Paragraph 134 of the NPPF states that where a development will lead to less than substantial harm to the significance of a designated asset the harm should be weighed against the public benefits of the proposal. In this instance the public benefit can be found in the provision of 28 houses which will make a meaning contribution towards trying to make up the district's housing supply shortfall. Given the Council's current circumstances great weight should be afforded to this benefit and it is considered to outweigh the Conservation Officer's concerns identified above.

For the above reasons the proposed development is not considered to give rise to any substantive landscape or visual amenity concern or substantial harm to the setting of the adjacent conservation area and nearby heritage assets.

Residential amenity

The scale and position of the site are such that the proposed development should not give rise to any substantive harm to the residential amenities of local residents. Objections have been made to the effect that the proposal will result in the loss of views to some properties, however, little weight can be applied to such a concern and it is not considered to constitute a valid reason to oppose this development.

Highway safety

Numerous highway safety and road capacity concerns have been made by local residents and the

Parish Council.

The principle concern relates to the position of the access on a bend close to an existing traffic calming island which is viewed as being unsafe. It has been stated that due to the position of the traffic calming island it is difficult for drivers approaching from the A303 direction to see oncoming traffic and that this will be further complicated and exacerbated with drivers pulling out from the new development in view of its position so close to the traffic island.

Other concerns include the speed of some traffic approaching the village from a westerly direction, traffic generation from the development and its impact on the local road network and that Head Street already experiences congestion at times, especially when there is an incident on the A303. Access to the adjacent bus stop will become even more hazardous for the disabled and elderly with the addition of the access and increased traffic and that the development is served by a lack of parking provision and will result in the new residents parking in Head Street causing an obstructed to traffic flow.

The highway authority has carefully considered this proposal and given a full and detailed response. They state that based on average traffic movements per household the development is likely to result in approximately 248 vehicle movements per day and confirm that they are satisfied that there is capacity within the existing highway to cope with this increase.

Head Street at this point is subject to a 30mph speed restriction and based on the highway officer's own observations when visiting the site it appeared to him that vehicle speeds were actually lower than 30mph as a result of the existing traffic calming measures that are in place and as such he is satisfied with the proposed visibility splays of 43m in either direction. The only outstanding concern relates to the roadside boundary hedge which the applicant wishes to retain and which the highway authority would like to see removed and replaced by a grassed verge to ensure that the hedge does not grow into the splay area either side of the access and obstruct visibility. In response to this concern the developer has provided a further plan detailing the hedge and the splay area and have noted that the hedge is approximately 4m deep at present in this area and that the hedge can easily be cut back so that it is well behind the splay area and easily retained / maintained in this manner. The highway authority's comments in respect of these details had yet to be received at the time of writing this report, as such subject to their further comments and that they do not wish to raise any further objection based on these details the proposed access arrangements are considered to be acceptable.

The layout of the proposal has been amended during the course of the application and following these amendments the highway authority has confirmed they are now content with the internal road layout.

With regard to the level of parking that is being proposed, Tintinhull is situated in St Michaels ward which under the County Council's parking strategy sits in the middle parking zone. The level of parking indicated on the layout plan appears to generally accord with the requirements of the parking strategy and what with the further parking available on the internal road of the development itself there is no evidence to support the view that the proposed parking provision is substandard or that the development will result in parking being displaced on to Head Street.

For the above reasons, the development is not considered to give rise to any substantive highway safety concerns.

Ecology

The application is supported by a preliminary ecological appraisal and phase 2 reptile survey. The Council's Ecologist has confirmed they have visited the site and that they are satisfied with the findings of the submitted details and reptile survey and that subject to the imposition to badger sett survey and biodiversity enhancement conditions they have no objections to the proposal.

Drainage and flooding

The site is located in flood zone 1 and is therefore considered to be at the lowest level of risk from flooding. The application is supported by a flood risk assessment and some drainage details which have been considered by the Lead Local Flood Authority (LLFA) and Wessex Water. The LLFA is satisfied with the principle of the proposed surface water drainage details subject to a condition requiring a more detailed scheme and details of its future maintenance to be agreed prior to commencement. Wessex Water also raise no objection either in terms of the proposed foul drainage strategy of capacity. They have also responded directly to a local residents concerns in respect of this and also an existing odour issue that appears to relate to a connection point of a rising main coming from Marsh Lane. They have confirmed that this rising main and the associated pumping station are private and they are satisfied that the new foul drainage connection for the proposed development will not impact on these odour concerns.

Community Infrastructure Levy (CIL) and Obligations

At the time of consulting on this application the proposal fell under the planning obligation regime, however, as of 1st April the Council has adopted CIL which replaces planning obligations for certain sports, arts and leisure infrastructure requirements. The proposed development falls within the CIL regulations and is therefore CIL liable. The contributions towards the provision of a new community hall and strategic projects sought by the Leisure Policy are included within the list of infrastructure that should now be funded by CIL as such these fall away as obligations. There remains a number of matters that do not fall under the scope of CIL and which need to be secured through a Section 106 agreement in order for the development to comply with the relevant local plan policies including:

- The provision of 35% (10 units) affordable houses on site to the satisfaction of the Strategic Housing Manager;
- A contribution as may be requested by leisure policy towards local facilities in Tintinhull;
- The provision and future management of the on-site open space;
- The provision of the new pavement to link the site to the existing pavement on the north side of Head Street that links into St Margarets Road.

Planning Balance

The council's lack of a five year housing land supply is acknowledged and attracts great weight in the decision making process with policies for the supply of housing considered not to be up-to-date. The Local Plan reflects the presumption in favour of sustainable development set out in the Framework. The sustainability of development needs to be assessed against three elements: social; environmental; and economic.

It is acknowledged that the proposal would make a positive contribution towards meeting the housing shortfall in the district and that the range of house sizes and types proposed will widen the choice of homes to meet the needs of different groups of people both locally and for the district and that substantial weight should be given to this benefit. There will also be some economic benefit arising from employment during the construction phase of the development, however, as this will only last for a short period of time whilst the site is being developed only limited weight should be attributed to this benefit. Conversely some harm has been identified in terms of harm to the character of the settlement and the setting of a neighbouring (grade II) heritage asset. The identified harms however are considered to be less than substantial.

Bearing in mind the presumption in favour of sustainable development set out in paragraphs 14 and 49 of the NPPF, the less than substantial harm that would result from this development it is considered that the social benefits that would arise from the provision of this additional housing demonstrably outweigh such harm. The proposed development is therefore considered to broadly accord with the aims and objectives of sustainable development and as such is recommended for approval.

RECOMMENDATION

Subject to;

- a) The prior completion of a section 106 agreement (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to ensure:
 - The provision of 35% (10 units) affordable houses on site to the satisfaction of the Strategic Housing Manager;
 - A contribution as may be requested by leisure policy towards local facilities in Tintinhull;
 - The provision and future management of the on-site open space;
- b) The imposition of the planning conditions set out below on the grant of planning permission.

Justification:

Recommend approval for the following reason:

The proposal makes provision for an additional 28 dwellings within a Rural Centre that would contribute towards the enhancement of the sustainability of the settlement and towards meeting South Somerset District Council's five-year supply of housing. The development respects the character and appearance of the settlement and the setting of the adjacent conservation area and nearby heritage assets without causing harm to highway safety, residential amenity, ecology, flooding or drainage. In these respects the proposal is considered to represent sustainable development that accords with the aims and objectives of policies SD1, SS2, SS4, SS5, SS6, HG3, TA4, TA5, TA6, HW1, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING CONDITIONS:

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

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

02. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission and the development shall begin no later than three years from the date of this permission or not later than two years from the approval of the last "reserved matters" to be approved.

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

03. The development hereby permitted shall be carried out in accordance with the following approved plans drawings numbered 3698/PL/01 Rev B, 04374-HYD-XX-XX-DR-TP-0203 revision P4, 04374-HYD-XX-XX-DR-TP-0202 revision P4, 04374-HYD-XX-XX-DR-TP-0201 revision P4, 04374-HYD-XX-XX-DR-TP-0200 revision P4, 04374-HYD-XX-XX-DR-TP-0101 revision P3, 04374-HYD-XX-XX-DR-TP-0100 revision P4 and 04374-HYD-XX-XX-DR-TP-0200 revision P4.

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

04. The development hereby permitted shall comprise no more than 28 dwellings.

Reason: To ensure that the level and density of development is appropriate to the location and commensurate with levels of contributions sought in accordance with policies EQ2, SS6 and HW1 of the South Somerset Local Plan

05. Prior to, (and within 2 months of), commencement of each significant stage of ground works, an update survey for badger setts will be undertaken by a competent person, and if any are present within 30 metres (including on adjoining land) of the area of activity, the works shall not commence until a method statement for the protection of badgers has been produced and any necessary Natural England licences have been obtained. The method statement shall be implemented in full.

Reason: For the conservation and protection of legally protected species and to ensure compliance with the Wildlife and Countryside Act 1981, and The Protection of Badgers Act 1992.

06. The reserved matters application shall include full details of proposals for the incorporation of features to enable the enhancement of biodiversity.

Reason: For the enhancement of biodiversity in accordance with policies EQ4 and EQ5 of the South Somerset Local Plan and Part 12 of the National Planning Policy Framework.

07. In the event that any signs of pollution such as poor plant growth, odour, staining of the soil, unusual colouration or soil conditions, or remains from the past industrial use, are found in the soil at any time when carrying out the approved development it must be reported in writing within 14 days to the Local Planning Authority (LPA). The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site. If the LPA considers it necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the LPA and then implemented in accordance with the submitted details.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with policy EQ7 of the South Somerset Local Plan.

09. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the local planning authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details and shall permanently retained and maintained in that fashion thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, Paragraph 103 of the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015).

10. Before any of the development hereby permitted is commenced details of the internal ground floor levels of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity to accord with policy EQ2 of the South Somerset Local Plan.

11. The area allocated for parking and turning shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interest of highway safety to accord with Policy TA6 of the South Somerset Local Plan.

12. At the proposed access there shall be no obstruction to visibility greater than 300 millimetres above adjoining road level within the visibility splays shown on the submitted plan 3698/PL/01 Revision B. 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 highways safety and to safeguard the amenities of the locality in accordance with policies TA5 and EQ2 of the South Somerset Local Plan.

13. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of highways safety and to safeguard the amenities of the locality in accordance with policies TA5 and EQ2 of the South Somerset Local Plan.

14. The development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of highways safety and to safeguard the amenities of the locality in accordance with policies TA5 and EQ2 of the South Somerset Local Plan.

15. 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 highways safety and to safeguard the amenities of the locality in accordance with policies TA5 and EQ2 of the South Somerset Local Plan.

16. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

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

17. A Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.

Reason: In the interests of highways safety and to safeguard the amenities of the locality in accordance with policies TA5 and EQ2 of the South Somerset Local Plan.

18. No work shall commence on the development site unless the developer has submitted to and had approved in writing by the Local Planning Authority details of the footway to be provided joining Head Street to St Margarets Road. No part of the development hereby permitted shall be occupied until the approved footway has been constructed.

Reason: In the interests of highways safety and to safeguard the amenities of the locality in accordance with policies TA5 and EQ2 of the South Somerset Local Plan.

19. All the recommendations of the Approved Travel Plan shall be implemented in accordance with the timetable therein. Thereafter the development shall operate the Approved Travel Plan or any variation of the Travel Plan agreed in writing by the Local Planning Authority.

Reason: In the interests of highways safety and to safeguard the amenities of the locality in accordance with policies TA5 and EQ2 of the South Somerset Local Plan.

Agenda Item 15

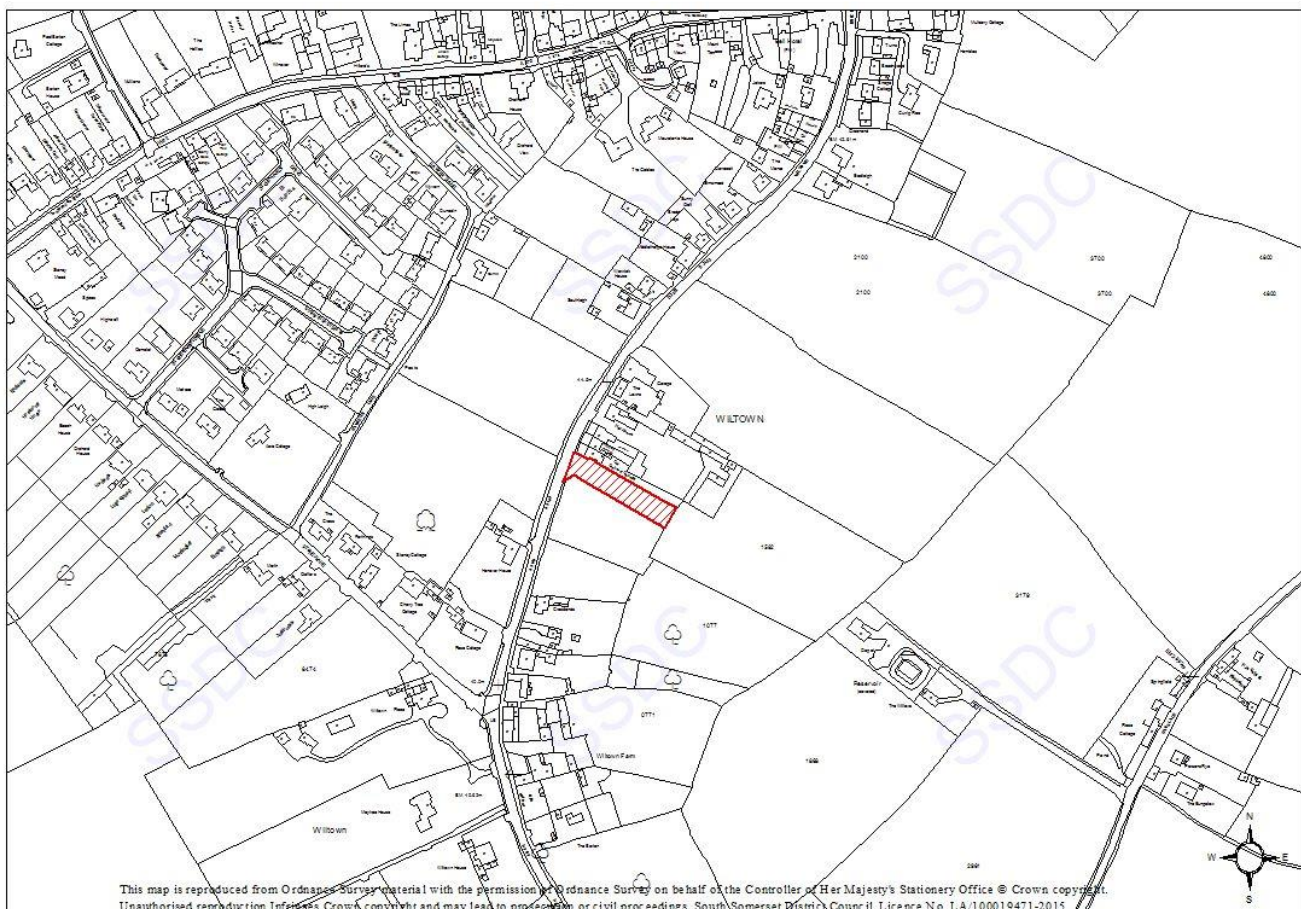
Officer Report On Planning Application: 17/00520/FUL

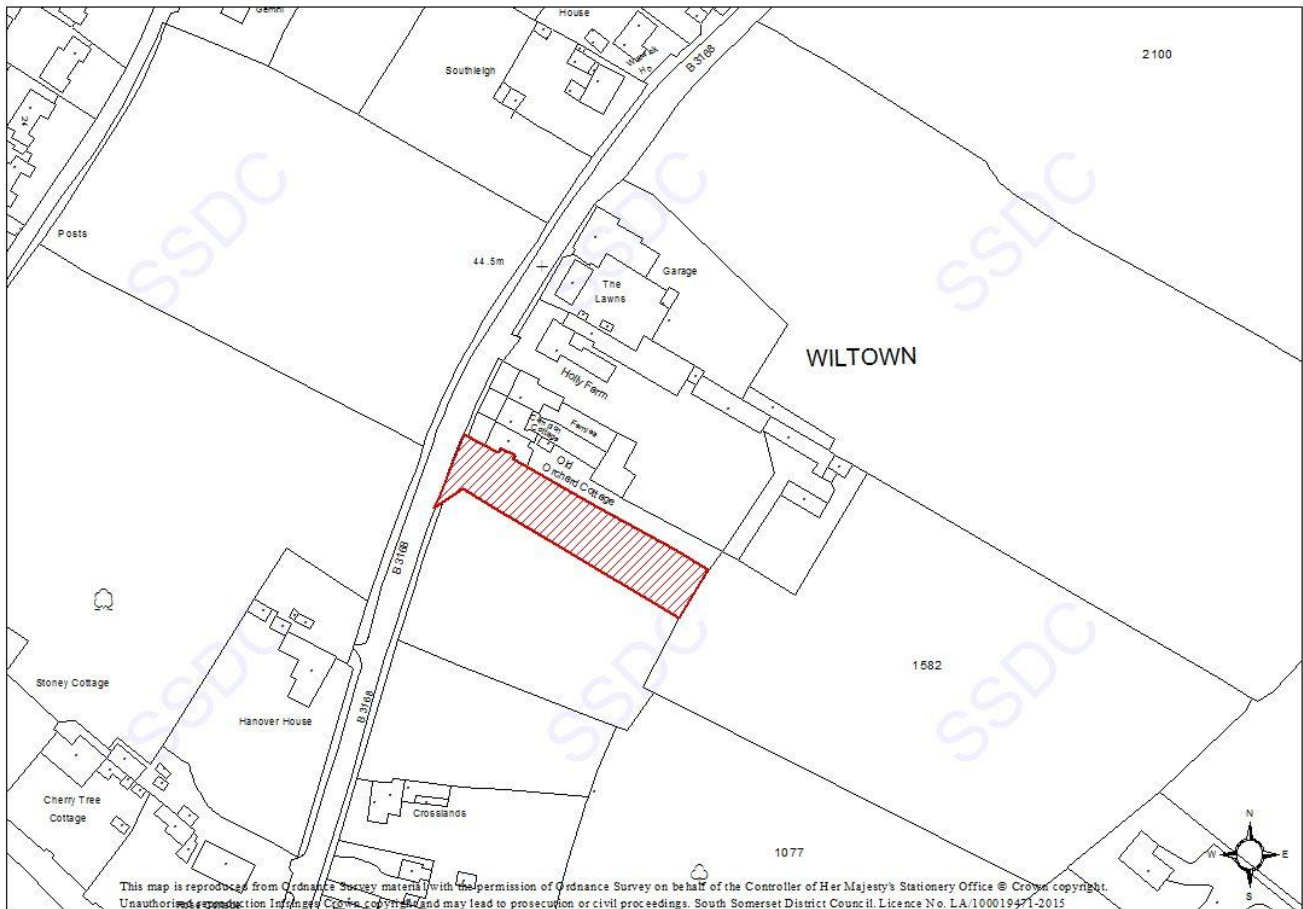
Proposal:	Remove and replace part single storey and part two storey rear extensions. Replace existing garage with new garage.
Site Address:	Weaver Cottage, Wiltown, Curry Rivel.
Parish:	Curry Rivel
CURRY RIVEL Ward (SSDC Member)	Cllr T Osborne
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date:	30th March 2017
Applicant:	Mr & Mrs M Cooper
Agent: (no agent if blank)	Duncan Pyle, Bank Chambers, Cheapside, Langport TA10 9PD
Application Type:	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

The report is referred Committee at the request of the Ward Member to consider the issues raised by the proposal.

SITE DESCRIPTION AND PROPOSAL





The site is located on the east side of the B3168 (Wiltown). It forms part of a group of four terraced cottages on the outskirts of the village. To south and east of the houses is open agricultural land; across Wiltown towards the west is also open land. The cottages are of traditional design and stone construction, and all have rear two-storey extensions mostly within a similar building line. The property, which occupies the southern end of the terrace, has a large rear garden, extending some 60m eastwards, which enjoys vehicular access to the highway.

Permission is sought for a two-storey rear extension to replace the existing extensions (partially two-storey); and the demolition of the existing garage and its replacement with a double garage within the garden.

HISTORY

No relevant recent 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 Sustainable Development
EQ2 General Development
EQ4 Biodiversity

National Planning Policy Framework (March 2012)

National Planning Practice Guidance - Department of Communities and Local Government, 2014.

Policy-related Material Considerations

Somerset County Council Parking Strategy, March 2012 and September 2013.
Somerset County Council Highways Standing Advice, June 2013.

CONSULTATIONS

Parish Council: No objections.

Highways Authority: Standing Advice applies.

SSDC Highway Consultant: No objection.

REPRESENTATIONS

Two letters of representation have been received:

1. From the adjoining neighbour and her representative, objecting to the proposal and making the following main points:
 - light into the neighbour's dining room and kitchen will be reduced
 - maintenance work on the shared boundary would be prevented
 - the proposed extension would be over-bearing, dominating the rear gardens of the terrace
2. From relatives of the neighbour above, noting that they do not object to the application and making the following main points:
 - although some light may be lost to the rooms in the neighbouring house, privacy will be increased by removing the current direct viewing into the house from the neighbouring dwelling
 - it is not agreed that light to the kitchen would be reduced
 - access for maintenance will be improved
 - it is not agreed that the extension would 'dominate' the rear garden which is 140 ft long

CONSIDERATIONS

Principle of Development

The proposal is for a rear extension to an existing dwellinghouse. Subject to appropriate compliance with relevant policies and material considerations, the principle is accepted.

Visual and Landscape Impact

The cottage is at the southern end of a terrace of 4 dwellings. This southern boundary opens onto an open field, which forms an 85m gap between built developments along the east side of the B3168. The road rises northwards at this point, and the cottages are very visible on this approach into Curry Rivel, being set-off against the open field, which in turn gives views into open countryside.

The cottage is a modest two-storey traditional stone dwelling which has had a modest rear two-storey extension. This existing extension is supported by a conservatory at the extreme eastern end.

The proposal seeks to replace this existing extension with a two-storey structure that is larger than the original cottage. It extends 9m out from the original building at two storey height. Although a minor reduction in ridge height has been agreed by the applicant, it is considered that the design and massing of this extension would be unduly visually prominent, given the exposed setting. In this respect, the proposal is not considered to respect the established character of the setting.

The proposed materials and design also give cause for concern. The existing extension is largely in natural stone; the proposal seeks to finish to whole 9m elevation, at two-storey height, in a painted rendered finish. The large ground-storey extension along two-thirds of the elevation, and the large number of windows exacerbate the impact, drawing visual attention away from the modest stone cottage, and imposing on the established rural setting.

It is not considered that the proposal maintains or enhances the setting. It fails to maintain the local distinctiveness of this locality. In these respects, then proposal is contrary to the provisions of Policy EQ2 of the Local Plan.

Impact on Residential Amenity

The proposal is set well away from the neighbouring dwelling to the north (the subject of the letters of representation set out above). It is not considered that, even though the extension is long relative to the scale of the cottages, it would unacceptably block out light or create an overbearing presence harming the enjoyment of the neighbouring resident.

However, some comment on the current extraordinary arrangement between these two properties should be made. Currently, the dwelling immediately to the north of Weaver Cottage has a window into the dining room area which looks directly into a covered porch in Weaver Cottage. As noted by the neighbour, this window is important in letting light into the dwelling, but there is the anomaly that neighbours can look directly into each other's houses through a window.

The proposal would remedy this, by setting the new accommodation away from the widow. Although the new wall would be close (within 1m), light would still be able to enter. Although the light might be marginally less than at present, such light could currently be completely blocked by occupants of Weaver Cottage. The alteration would remove this possibility, and is therefore considered positive.

Considering these issues, it is therefore not considered that there would be any amenity harm represented by the proposals that would warrant a refusal.

Garage

Part of the application includes the erection of a double garage towards the end of the long garden area. The proposed building has a pitched roof; materials unspecified. Subject to appropriate materials, it is considered that this building can be accommodated in the position indicated without undue harm to the setting.

Neighbour Comments - Letters of Representation

The comments made by the neighbour and her family members have been carefully considered. It is not considered, as set out above, that the proposal would result in any overbearing or overlooking impact that would warrant a refusal. As regards the matter of loss of light, the proposal is considered to improve the current anomalous situation described above.

Conclusion

The 9m- long rear extension relates poorly in scale and detailing to the existing cottage. Being in an exposed position, fronting onto open agricultural land and visible to motorists approaching Curry Rivel from the south, the proposal would appear incongruous and at odds with the established simple rural character of the immediate setting. The impact of the design, scale and massing would be exacerbated by the materials (i.e. the extensive painted rendered walls) and numerous windows. It is not considered that the proposal respects the established character and appearance of this locality. It fails to promote South Somerset's local distinctiveness and preserve or enhance the character and appearance of the district, contrary to the stated aims of Policy EQ2 of the Local Plan. It is accordingly recommended for refusal.

RECOMMENDATION

Refuse

01. The proposal, by reason of its design, scale, massing and materials, fails to respect the established rural character and appearance of the existing cottages and the setting adjacent to an open field on a busy approach road to Curry Rivel. It fails to promote South Somerset's local distinctiveness and to preserve or enhance the character and appearance of the district. In these respects, the proposal is contrary to the aims of the NPPF and Policy EQ2 of the Local Plan.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner 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/agent did not take the opportunity to enter into pre-application discussions. However, during the course of the application the applicant was invited to amend the scheme to reduce the length of the two-storey component, lower the ridge height and introduce natural stone to the southern wall. Whilst a change in ridge height was agreed, along with minor fenestration changes, the applicant was not agreeable to making further changes.

Agenda Item 16

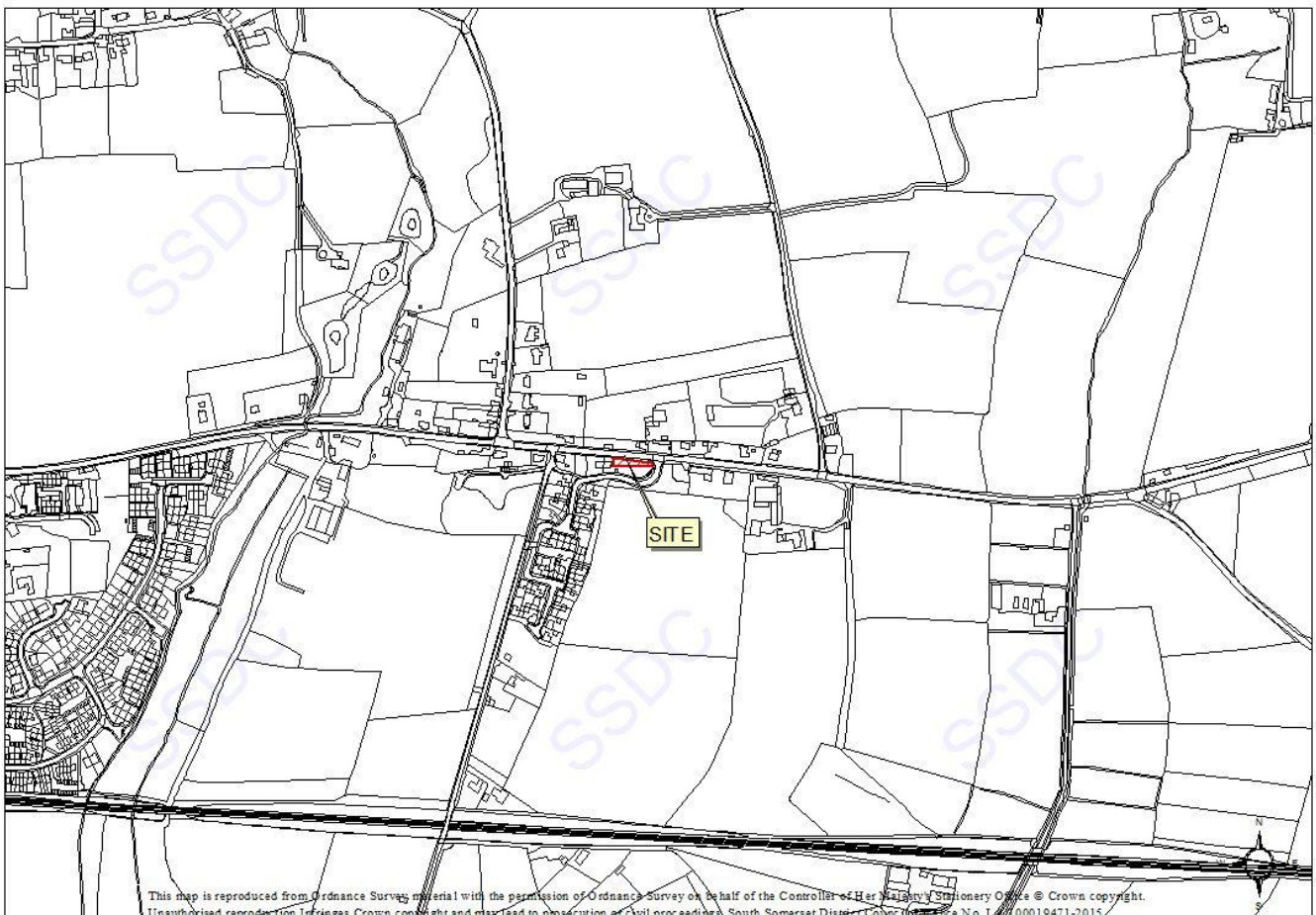
Officer Report On Planning Application: 17/00021/FUL

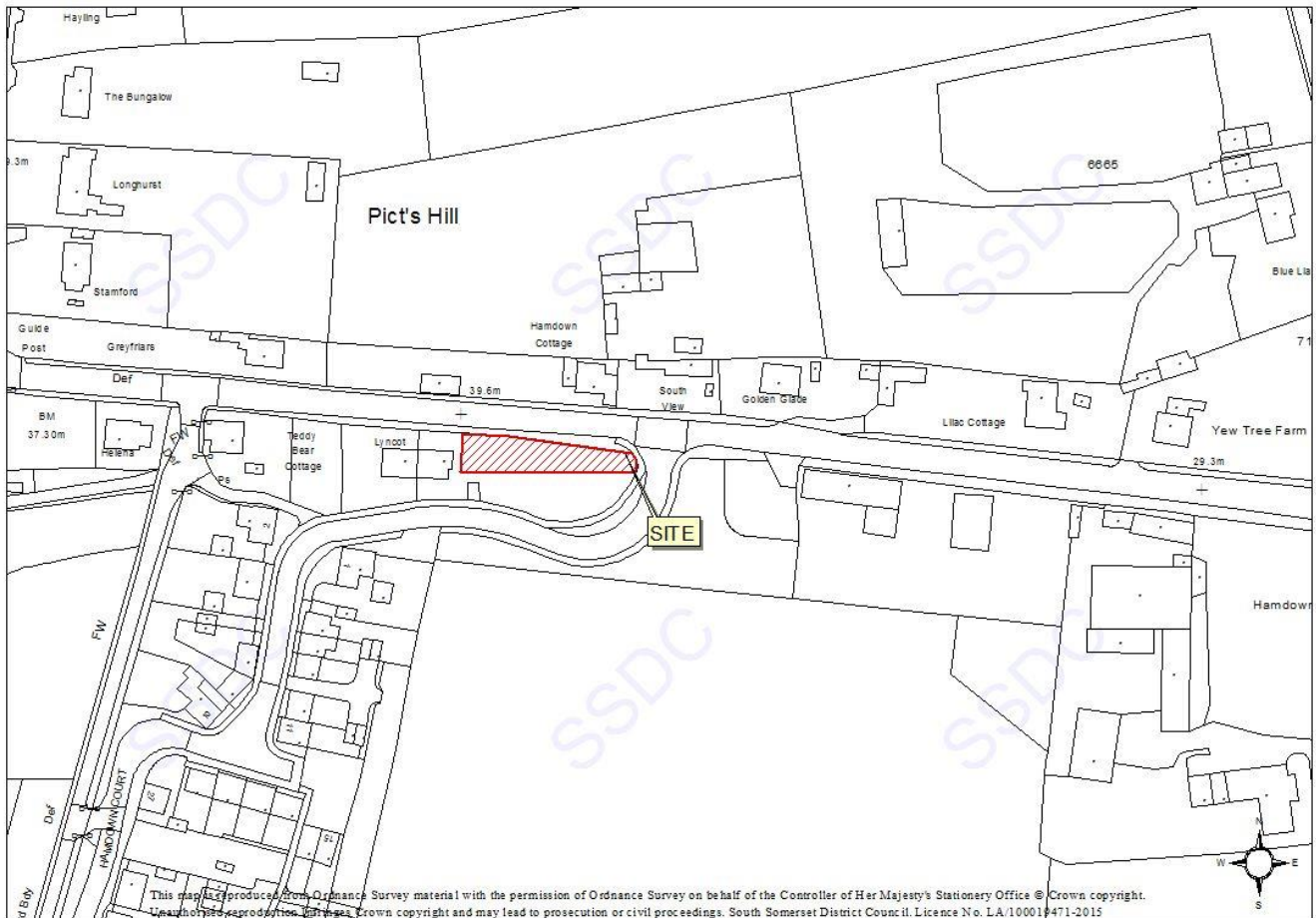
Proposal:	Erection of one 4 bedroom dwelling with associated carport and parking area.
Site Address:	The Cottage, Picts Hill, Langport.
Parish:	High Ham
TURN HILL Ward (SSDC Member)	Cllr G Tucker
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date:	1st March 2017
Applicant:	Mr Brian Martin
Agent: (no agent if blank)	
Application Type:	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application is being presented to the committee at the request of the ward member and with the support of the Chair to enable the physical impact of the dwelling to be properly assessed.

SITE DESCRIPTION AND PROPOSAL





The site is located on the south side of the B3153 (Picts Hill) between the junctions with Union Drove and Hamdown Court. It is a narrow strip of land between Hamdown Court and an existing pair of semi-detached cottages fronting onto Picts Hill, currently part of the garden area of the easternmost of these two dwellings. An existing access onto Picts Hill serves the existing dwellinghouse.

Application is made for the erection of a new dwellinghouse together with the relocation of the access a short distance towards the east of the existing access, and the erection of a garage.

HISTORY

No relevant recent 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 Sustainable Development
SS1 Settlement Strategy
SS2 Development in Rural Settlements
TA5 Transport Impact of New Development
TA6 Parking Standards
EQ2 General Development

National Planning Policy Framework (March 2012)

National Planning Practice Guidance - Department of Communities and Local Government, 2014.

Policy-related Material Considerations

Somerset County Council Parking Strategy, March 2012 and September 2013.
Somerset County Council Highways Standing Advice, June 2013.

CONSULTATIONS

Parish Council: The application is supported.

Highways Authority: Standing Advice Applies.

SSDC Highway Consultant: *There would be no objection to an access off the B3153 on the basis that one exists at present (to be closed). The details of the access and on-site arrangements should be secured by condition, including, the proposed extent of the visibility splays (no obstruction greater than 900mm), The first 6m of access as measured from the carriageway edge must be properly consolidated and surfaced (not loose stone/gravel). Suitable drainage measures should be implemented to ensure surface water does not discharge onto the highway. On-site parking should accord with the Somerset Parking Strategy optimum standards. The existing access would need to be stopped up and permanently closed. A S184 road opening license will be required from SCC.*

SSDC Landscape Officer: *Whilst this is not an urban location, noting the proposed site to lay within a domestic garden; between two existing houses; and adjacent an access that is clearly engineered to modern carriageway standards, I do not see this site as sufficiently sensitive to preclude development of a single residence.*

Wessex Water: General advice on connections for a new dwelling.

REPRESENTATIONS

None received.

CONSIDERATIONS

Principle of Development

The proposal is located in the 'countryside', where local and national planning policies restrict new housing development. Local Plan policy SS2 of the Local Plan only permits housing development in Rural Settlements that have access to at least two of the key services listed in paragraph 5.41 of the

Local Plan. Picts Hill does not benefit from such access, although it is recognised that the proposal is around half a mile from the edge of Langport/Huish Episcopi, identified as a Local Market Town with a range of services and facilities to meet local needs.

The Council cannot currently demonstrate an adequate housing land supply. The NPPF (para 49) states that policies relevant to the supply of housing should not be considered up-to-date where a five-year housing land supply cannot be demonstrated, and therefore permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF.

Location: Sustainability

The site is within a reasonable distance of major facilities in the local market town identified in the Local Plan (Langport/Huish Episcopi). A good bus service operates on the route. A pedestrian footway (pavement) exists from Hamdown Court to the west of this site, and it is therefore possible to walk on a good pedestrian route to the town in safety from that point. In an application approved in 2013 (12/04705/FUL) two dwellings were approved by Committee on Picts Hill Road, near to this site to the north-west, and within a similar distance of the market town, for the following reason:

This site, by virtue of its distance from shops and services, the availability of a regular bus service and the provision of footpath links, is a sustainable location for development and the site is reasonably capable of accommodating the proposed development without harm to residential or visual amenity or highways safety. As such the proposal complies with policies ST5, ST6 and EC3 of the South Somerset Local Plan and the provisions of the National planning Policy Framework.

The location of this site is therefore considered to meet the sustainability criteria in terms of access to services and facilities, even if the access to the pavement route to Langport would be via Hamdown Court. The development would not necessarily result in unwarranted additional vehicle trips.

Design: Contrived Layout

The applicant has advised that there is a legal reason why the site cannot be treated as a single entity. This has resulted in a contrived layout, forcing the proposed dwellinghouse into a linear site with inadequate amenity space, and where the house has to be unacceptably close to the highway edge and forward of the established building line. One of the 12 Core Principles of the NPPF is that planning should

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The greater site is all within the ownership of the applicant (see submitted block plan, areas edged red and blue). A legal restriction (covenant) on the major portion of the land is not a material planning consideration. It has resulted in a poorly contrived layout that does not respond adequately to the potential of the site, or the character of the setting. It has also directly resulted in a layout that provides poor outdoor amenity space, when considered against the potential that this pocket of land offers. It is not considered that the layout represents 'high quality design', and it thereby falls short of one of the core principles of the NPPF and the aims of Policy EQ2 of the Local Plan.

Visual and Landscape Impact

The site forms part of the entrance to a new group of houses to the west (Handown Court). It is located close to the high point of Picts Hill, which would make any new development fairly prominent on the approach from the east. Whilst some form of development could be appropriate, the proposal makes use of a very contrived division of the available space, pushing the two-storey dwelling to the northern edge of this exposed site. This gives visual prominence to the proposed dwelling in a setting

where there is a general set-back from the highway edge. Although the applicant has amended the initial submission, moving the house a small amount back from the highway and slightly reducing the scale, it is considered that the visual impact would remain incongruous and intrusive. This is considered to be harmful to the established character of the setting, imposing an undue prominence on this new addition to an otherwise relatively open grouping of houses pulled back from the highway edge.

The applicant has pointed out that there are exceptions to this characterisation, and this is accepted. However, the prominent position on the brow of the hill, and its clear visibility on the approach along the B3153, would exacerbate the exceptional nature of a dwelling this close to the highway. Such prominence would exaggerate the impact of the exception, and be harmful to the general case - and to the established character.

Impact on Residential Amenity

Because of the contrived form of layout mentioned above, poor use has been made of the available land. The amenity space provided for the dwelling is all on the eastern side, immediately adjacent to the very busy B3153. There is no useable space to front and rear of the dwellinghouse, and the potential shielding of traffic noise by the dwellinghouse is thereby ignored. As mentioned, this is not considered to represent good design. The standard of residential amenity for future occupants is considered to be unacceptably compromised because of it.

There are no nearby dwellings that would be affected by overlooking, overbearing or other harmful impact.

Highway Safety: Access and Parking

The proposal would stop up the existing access used by The Cottage, and replace it with a similar new access slightly further to the east. Visibility would be no worse than is currently available (it might be improved slightly towards the west). It is not considered that there is any highway safety reason for refusal of the application under these circumstances.

However, given the contrived layout, the opportunity to close off access to the B road and take all access from Hamdown Court is missed. It is also noted that there is no adequate made-up pavement directly connecting the access to the footway to the west - this would have to be gained via a circuitous route, first travelling east into Hamdown Court. Although this is not a highway safety reason for refusal, it underlines the need to consider the site as a whole, and the benefits to be obtained by good design.

Adequate parking can be provided for the new dwellinghouse. The parking for the existing Cottage can be moved to the south side (as demonstrated in parallel application 16/05548/FUL).

Conclusion

Whilst the site represents an appropriate location for the development of a dwellinghouse, being within reasonable distance of services and facilities and close to public transport, the proposal is considered to fail to create a development that represents high quality design. By reason of its siting, the proposed dwellinghouse would result in an intrusive and dominant presence close to the highway edge at the high point of Picts Hill (B3053). It would fail to retain and enhance the established character of the setting, and thereby harm the local distinctiveness of this important rural approach route into Langport. The potential of the site is not optimised because of the contrived layout, and this results in a less-than-optimal standard of amenity for future occupants, and a missed opportunity to improve highway safety. In these respects, the proposal is contrary to the core principles set out in the NPPF, and the aims of the Local Plan. It is accordingly recommended for refusal.

RECOMMENDATION

Refuse.

01. By reason of its siting, the proposed dwellinghouse would result in an intrusive and dominant presence close the highway edge at the high point of Picts Hill (B3053). It would fail to retain and enhance the established character of the setting, and thereby harm the local distinctiveness of this important rural approach route into Langport. The potential of the site is not optimised because of the contrived layout, and this results in a less-than-optimal standard of amenity for future occupants, and a missed opportunity to improve highway safety. In these respects, the proposal fails to secure high quality design, and is contrary to the core principles and aims of the NPPF, and Policy EQ2 of the South Somerset Local Plan.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority (LPA), takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner 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/agent did not take the opportunity to enter into pre-application discussions. However, during the course of the application, the concerns of the LPA in respect of layout were raised, and amended plans were accepted. The amended plans did not address the primary concern, and in the absence of a more comprehensive design for the available land, and the siting of the building, there were no material planning considerations to outweigh these problems.

Agenda Item 17

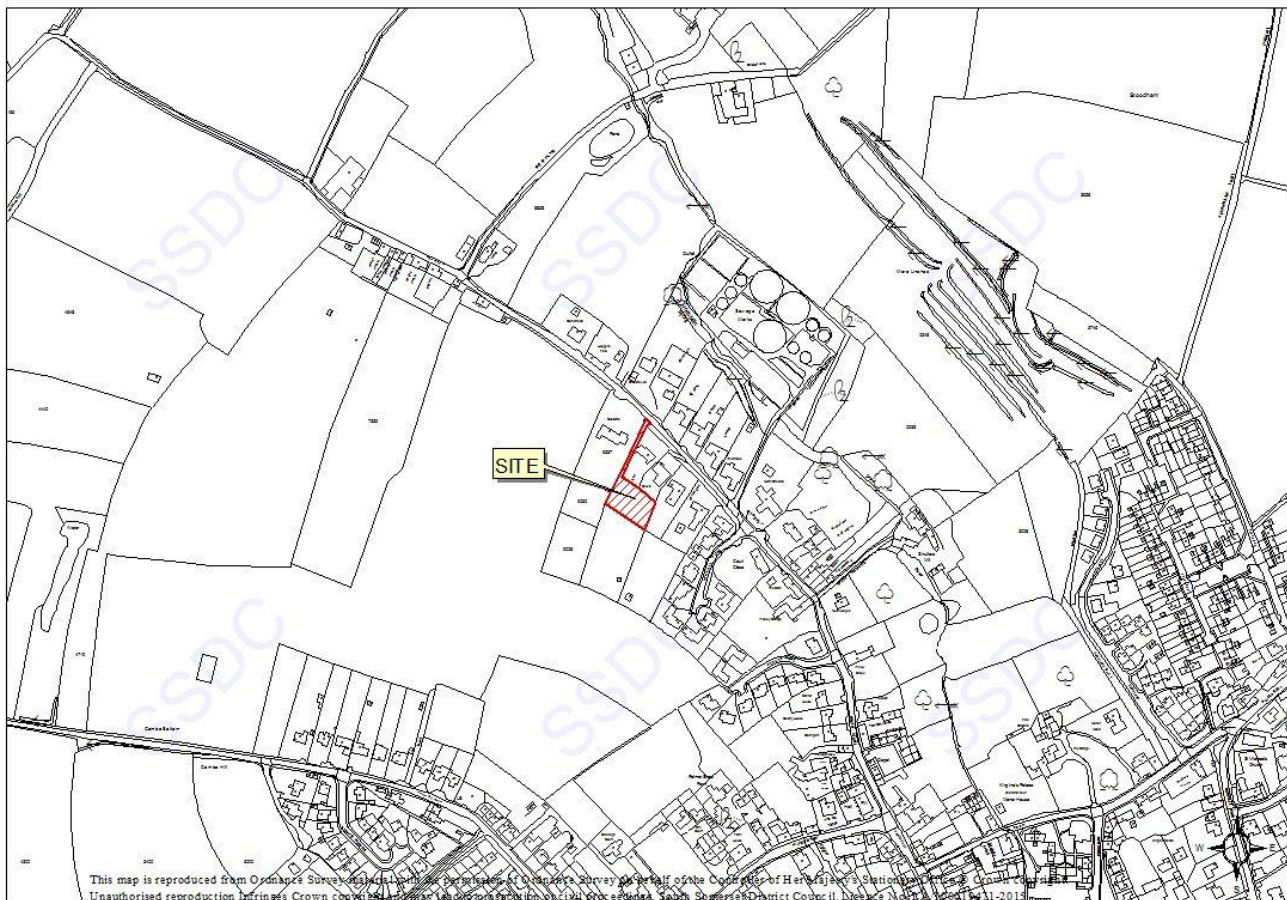
Officer Report On Planning Application: 17/00265/OUT

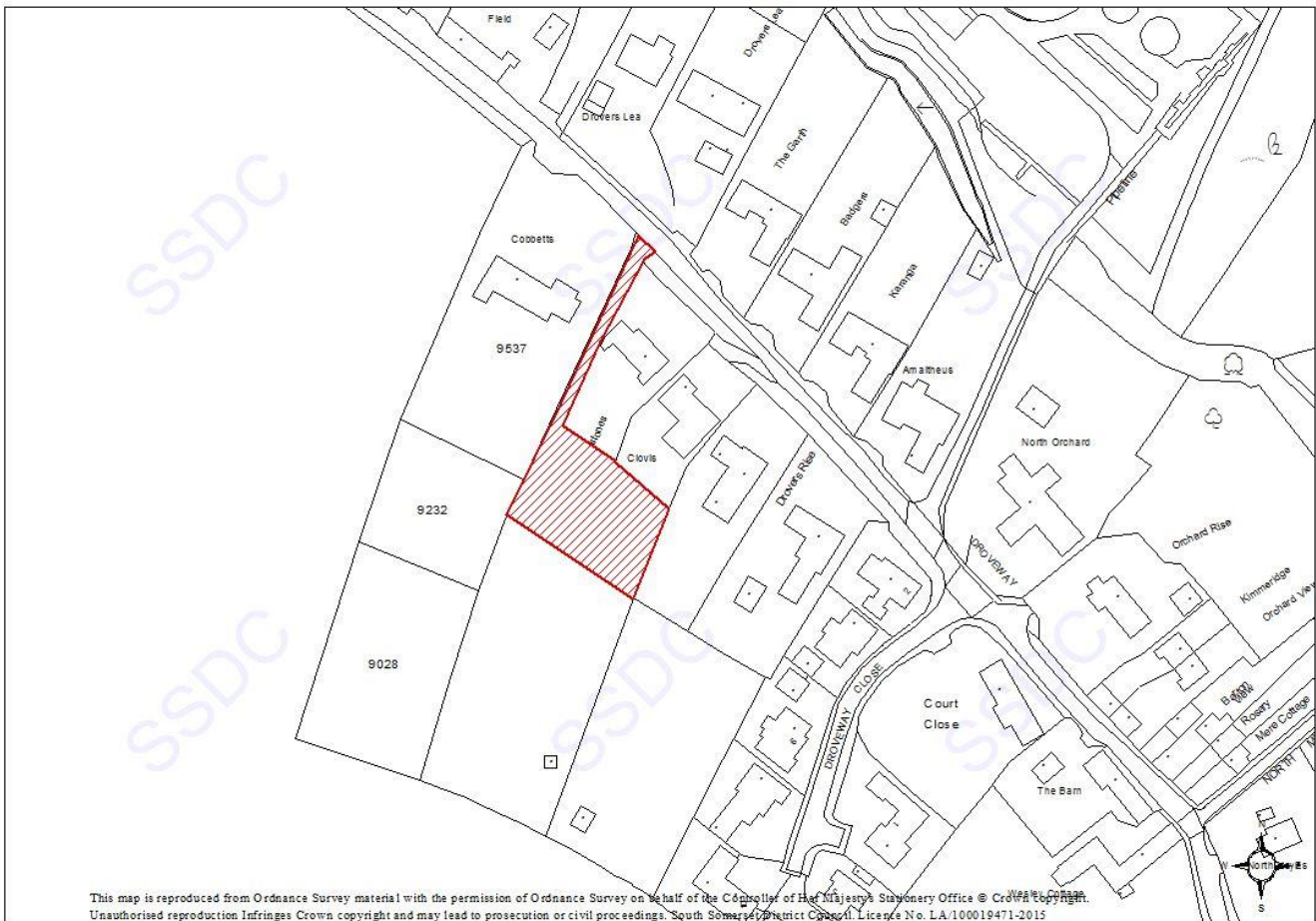
Proposal:	Erection of 1 No. dwelling within the garden of Bradstones (outline)
Site Address:	Bradstones, North Street, South Petherton.
Parish:	South Petherton
SOUTH PETHERTON Ward (SSDC Member)	Cllr A Dance Cllr C Raikes
Recommending Case Officer:	Mike Hicks Tel: 01935 462015 Email: mike.hicks@southsomerset.gov.uk.
Target date:	23rd March 2017
Applicant:	Mr & Mrs Summers
Agent: (no agent if blank)	Orme Ltd, 2 Farm Road, Street BA16 0BJ
Application Type:	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

At the request of both ward members and with the agreement of the Area Chair to allow the landscape/design issues to be considered by the committee.

SITE DESCRIPTION AND PROPOSAL





The site consists of a plot of land located adjacent to the built limits of South Petherton. The site is located to the rear of properties fronting North Street and would be to the rear of a property known as Bradstones. Ground levels rise approximately 11 metres from North Street to the rear of the site. North Street is an unclassified highway. The area is characterised by bungalows fronting North Street. There is a public right of way to the west of the site. There is an existing access located to the western side of Bradstones which is proposed as a vehicular access to the site.

The application seeks outline consent with means of access, layout and scale to be considered at this stage and with landscaping and appearance reserved for later approval at reserved matters stage.

The proposed dwelling would indicatively accommodate three bedrooms. The proposed footprint would be a horse shoe shape with an attached garage. The maximum width (east-west) would be 19 metres, the maximum depth (north-south) 20.5 metres (including double garage). Amended plans have been received lowering the taller section of roof so that the entire roof would have a maximum height of 4.8 metres. It is proposed that the floor level would be at the '38.25' contour as shown on the topographical survey so that the dwelling would be cut into the slope.

HISTORY

No history of relevance.

POLICY

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

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

South Somerset Local Plan (2006-2028)

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS4 - District Wide housing Provision

Policy SS5 - Delivering New housing Growth

Policy HG5 - Achieving a mix of market housing

Policy TA5 - Transport impact of new development

Policy TA6 - Parking standards

Policy EQ2 - General Development

National Planning Policy Framework

Core Planning Principles

Chapter 6: Delivering a wide choice of high quality homes

Chapter 11: Conserving and enhancing the natural environment

Chapter 12: Conserving and enhancing the historic environment

ENVIRONMENTAL IMPACT ASSESSMENT

None required

CONSULTATIONS

Parish Council:

Recommend approval.

Landscape Officer:

Second response (in response to amended plans)

I previously commented upon the dominant position of the dwelling relative to the roadside properties to the north/north-east, which will impact upon the residential amenity of those properties, and I acknowledge that this is lessened (but not negated) by the reduction in the roof height. My other concerns remain as earlier expressed, and I also question the potential impact of the drive's construction upon the bounding vegetation to the west. I consider the landscape impact to be minor-moderate adverse, but localised.

First response:

Mike, I recollect that the last government pronounced against what is popularly referred to as 'garden-grabbing' and whilst para 53 of the NPPF is not specific in its resistance to garden development, the inference is that such a mode of development is not particularly favoured. I am also aware that private residential gardens within a settlement are not regarded as previously developed land (NPPF annex 2).

Much of this plot is a large garden, at the rural edge of South Petherton, with a similarly large residential garden to either side, whilst agricultural plots lay to the south and west, to aid a transition to the open countryside. I note that adjacent residential form directly addresses the Drove way, and the linear thread of development along the Drove way is a strong characteristic of this quarter of town, once north of Drove Close. This linear characteristic is accentuated by the valley setting of the Drove way's residences, whilst the rising land to the southwest within which this plot sits, provides an undeveloped surround, which is rural in expression.

The proposal intends a new dwelling to the rear of, and within the garden of the existing dwelling. The layout is tight, and the proposal steps up the hillside, above the general elevation of the adjacent linear thread of dwellings, to be both at variance with local character, and in a dominant position relative to those roadside dwellings, which is exacerbated by the 1.5 storey element. The proposal will also have a greater visual profile than the adjacent dwellings, as perceived from the adjacent public footpath, hence the adverse character impact is readily discernible. Consequently, I am not convinced that the proposal meets the objectives of LP policy EQ2, to provide a landscape case for refusal.

SCC Highway Authority:

Standing advice applies

SDDC Highway Consultant:

Refer to SDDC comments

Wessex Water:

No objections subject to standard informatives relating to connections to existing infrastructure.

REPRESENTATIONS

Following consultation, comments have been received from 6 nearby occupiers, 3 objecting and 3 making representations. The following comments are made:

Character and appearance:

- Cramped form of development, out of character with the area.

Amenity:

- Concern over the 1.5 storey element and associated amenity issues- outlook and light.
- General amenity concerns due to elevated site levels/ proximity to shared boundary with adjoining dwellings, additional traffic.
- Adjoining extension to Applefield not shown on site plan.
- Significant number of tractors use North Street.

Highways:

- The road is in a poor state of repair and cannot accommodate additional traffic.

- There are limited passing places.
- Safety concerns for young and elderly pedestrians who frequently use the road.

Other matters:

- The development will overload the local broadband network.

CONSIDERATIONS

Principle of development:

The site is within a location that is contiguous with the built limit of South Petherton. The settlement is classed as a Rural Centre within the Local Plan and therefore is considered to be a sustainable location for new housing. The proposal is therefore acceptable in terms of the principle of residential development, however the acceptability of such development is dependant on compliance with the relevant development plan policies relating to matters such as visual and residential amenity and highway safety.

Landscape impact/visual amenity:

The principal consideration relates to whether the development would satisfactorily respect and reinforce local landscape character and distinctiveness. The Councils Landscape Officer has been consulted and has objected to the application. In terms of established character he notes that:

"the linear thread of development along the Drove way is a strong characteristic of this quarter of town, once north of Drove Close. This linear characteristic is accentuated by the valley setting of the Drove way's residences, whilst the rising land to the southwest within which this plot sits, provides an undeveloped surround, which is rural in expression".

The Landscape Officer further notes that the elevated position, relatively tight nature of the plot in relation to the dwelling proposed, the backland positioning and visibility from the public right of way to the west would result in a development that is at variance with the established character and distinctiveness of the area. In particular the roof height would be significantly elevated above the existing linear development and being positioned within the foreground when viewed from the public footpath would appear incongruous, resulting in harm to these public views of the settlement edge. As such it is considered that the proposal would be contrary to policy EQ2 of the South Somerset Local Plan (2006-2028).

Highway Safety:

The proposal is considered to be acceptable in relation to highway safety and parking. The proposed access could achieve visibility splays of 43 metres to the east and 35 metres to the west to the centre point of the highway if adjacent vegetation to the west is trimmed. This vegetation is outside the control of the applicant so the existing situation is below this desired level. However, given the presence of numerous other similar accesses within the vicinity and the slow speeds of traffic in this location it is considered that a lower splay would be acceptable in this instance. The proposed site would accommodate sufficient space for parking spaces to be compliant with the County Council Parking Strategy. As such it is considered that the proposal would accord with Policies TA5 and TA6 of the South Somerset Local Plan (2006-2028).

Residential Amenity:

Objections have been received on the basis of the impact upon adjoining dwellings, in particular Quantock and Applefield. Concerns relate to overshadowing, loss of outlook and general noise and disturbance both from building works and post occupation.

As amended the dwelling would be entirely single storey with a maximum height of 4.8 metres. At its closest point (the double garage) would be 20 metres from Applefield and Quantock. This distance coupled with the height of the proposal is such that there would be no undue impact in terms of loss of

light or sense of enclosure for these adjoining occupiers. As amended there would be no undue impact on amenity from overlooking as the building would be single storey and although set on higher ground, the potential windows in the north elevation would be between 18.-22 metres from the shared boundary with Bradstones, thereby negating any harm from potential inter-visibility between windows. There would be some vehicular movements along the proposed access adjacent to Bradstones and the dwelling to the west Cobbetts. However it is considered that the level of movements would be relatively minimal to serve a single dwelling and therefore such that there would be no undue impact on the amenities of these occupiers in relation to general noise and disturbance. The proposal would therefore accord with Policy EQ2 of the South Somerset Local Plan (2006-2028).

CONCLUSION

Having regard to the above, it is considered that whilst the proposal would be acceptable in relation to highway safety and residential amenity, it would be at a variance with the established layout of development in the area and local distinctiveness. As such the proposal would not comply with policy EQ2 of the South Somerset Local Plan (2006-2028).

RECOMMENDATION

Refuse.

For the following reason:

01. The proposal by reason of its siting to the south of the established linear form of development fronting North Street, its scale and elevated position, would be contrary to the established pattern and layout of development in the area at variance to local distinctiveness, resulting in harm to the landscape character of the area. As such the proposal would not accord with policy EQ2 of the South Somerset Local Plan (2006-2028) and the aims and the objectives of Chapter 12 of the National Planning Policy Framework (2012).
-