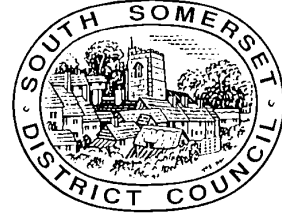


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 5th April 2017

2.00 pm

**Council Chamber, Council Offices,
Brympton Way, Yeovil BA20 2HT**

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



The following members are requested to attend this meeting:

Cathy Bakewell
John Clark
Gye Dibben
John Field
Nigel Gage
Peter Gubbins
Kaysar Hussain

Andy Kendall
Sarah Lindsay
Mike Lock
Tony Lock
Sam McAllister
Graham Oakes
Wes Read

David Recardo
Gina Seaton
Peter Seib
Alan Smith
Rob Stickland

Consideration of planning applications will commence no earlier than **3.00pm**.

For further information on the items to be discussed, please contact the Democratic Services Officer on 01935 462011 or democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 28 March 2017.

Ian Clarke, Assistant Director (Legal & Corporate Services)

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



Information for the Public

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

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

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

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

Meetings of the Area South Committee are held monthly, usually at 2.00pm, on the first Wednesday of the month at the Council Offices, Brympton Way, Yeovil (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 South Committee

Wednesday 5 April 2017

Agenda

Preliminary Items

- 1. Minutes of previous meeting**
- 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 District Council's Regulation Committee

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

Councillors Peter Gubbins, Graham Oakes, David Recardo and Gina Seaton.

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. Public question time**
- 5. Chairman's announcements**
- 6. Reports from representatives on outside organisations**

This is an opportunity for Members who represent the Council on outside organisations to report items of interest to the Committee.

Items for discussion

7. **Area South Development Team - End of Year Report** (Pages 6 - 25)
8. **Section 106 Obligations** (Pages 26 - 27)
9. **Area South Forward Plan** (Pages 28 - 30)
10. **Schedule of Planning Applications to be Determined by Committee** (Pages 31 - 32)
11. **Planning Application 17/00687/FUL - 14 Chestnut Drive Yeovil** (Pages 33 - 37)
12. **Planning Application 16/01826/DPO - Land at Two Tower Lane Barwick Yeovil**
(Pages 38 - 42)
13. **Planning Application 17/00807/FUL - 80 South Street Yeovil** (Pages 43 - 49)
14. **Planning Application 17/00810/LBC - 80 South Street Yeovil** (Pages 50 - 57)
15. **Exclusion of Press and Public** (Page 58)
16. **Market Improvement Strategy - Confidential Report** (Pages 59 - 76)

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 7

Area South Development Team – End of Year Report

Strategic Director: Rina Singh, Deputy Chief Executive
Assistant Director: Helen Rutter, Assistant Director Communities
Service Manager: Natalie Fortt, Area Development Lead – South
Lead Officer: Natalie Fortt, Area Development Lead – South
Contact Details: Natalie.fortt@southsomerset.gov.uk or 01935 462956

Purpose of the Report

To summarise the work undertaken by the Area Development Team during 2016/17 to address priorities agreed by the Area South Committee.

To note that a work programme for 2017/18 will be presented to ASC in July 2017.

Public Interest

This report provides an outline of the role and objectives of the Area South Development Team, which includes the provision of an advice and support service for members of the public from Petters House, Petters Way, Yeovil; the delivery of Yeovil Vision, Regeneration and Community Development projects.

Recommendation

That the report be considered and noted.

Background

The Area South Development Plan

The Area South Development Plan identifies key issues and needs within the town of Yeovil and parishes of Area South and sets out the priorities for the Area South Development Team over the year 2016/17. It is rolled forward annually.

The service plan (see Appendix 1) is divided into 3 sections, which relate to the 3 key areas of work:

1.	Support for the vitality of the local economy, with a focus on Yeovil town centre and improving the physical environment
2.	Community development with a focus on addressing health, social and economic inequalities and the provision and development of community facilities
3.	To continue to provide a high quality accessible front line enquiry service

Allocating Resources and Monitoring:

The Area South Development Plan acts as a working document with regular monitoring by the Area Development Team. It was prepared in May 2016 and was informed by the Area South Members. Monitoring reports are presented to Area South Committee and individual reports on specific projects and service areas are reported to the Committee regularly.

A summary of the progress of Key Projects and Services managed by Area Development South in 2016/17

Yeovil Vision/Regeneration:

- Retail incubation work has been deferred and will be reconsidered by the Yeovil Vision Board once the Yeovil Refresh document has been produced.
- The new Yeovil Vision structure is working well and has generated a keen interest amongst a number of key town centre business representatives. The team continues to support Yeovil Vision meetings, producing all related reports, agendas, minutes and newsletters.
- Renewed negotiations have taken place via the Yeovil Vision Group with Somerset County Council on finding a resolution to complete outstanding works on Reckleford road scheme. Remedial works to the lighting and illuminated signs has been completed by SEC. However, the issue with the licence that allows SSDC to maintain the area is still outstanding.
- The Area South Regeneration Board has focussed on the Hive at the Yeovil Innovation Centre and the vital Yeovil Refresh work, the report for which is due June 2017.
- The bus shelter on Mudford Road was completely replaced in April 2016, as it was in a poor condition. The shelter is well used due to its close proximity to Yeovil College.
- The installation of six gateway signs is complete. Planting has been purchased for two of the locations, Ilchester Rd and the West Coker Rd, members may recall that the Ilchester Rd sign was demolished in a vehicular accident and the West Coker sign has moved from its previous location. The planting will take place during April/May 2017.
- A draft town centre map is almost complete; there are a few details to be confirmed in relation to the future locations of some services. The draft will be presented to Yeovil Town Centre Improvement Group and then the final design will be bought to Area South Committee.
- The NDO has continued to support the Yeovil Town Centre Enhancement Group, the key project of this group has been the Ranger Scheme and the associated work for year 2 of the scheme is complete. A similar funding package is currently being sought for year 3.
- 13 new double litter bins have been purchased for the town centre to replace the bins that have come to the end of their useful life. One of these double bins has been successfully trialled in King George Street for around a year. The bins are durable and require less frequent emptying. This style of will be adopted for any new bins in the town centre in the future.
- The subway at the end of Princes Street was refreshed by being repainted with anti-graffiti paint. The team made a contribution towards the materials and Street Scene carried out the works.

Community Development:

- The ADL has increased community involvement and communication in Wyndham Park by planning and delivering extremely well attended community days, producing community newsletters and providing support to the community association and Wyndham Park Partnership.
- Worked with partners to deliver the first play area at Wyndham Park and open the Innovative Community Hub within an MOD property.
- Worked closely with SCC to plan the two new primary schools needed in Yeovil. This has taken up a great deal of time due to the complexities around land ownership, design, local aspirations and necessary legal agreements.
- Worked with Spark (formally SSVCA) to begin community development work in the new Lufton Key Site.
- Advice and support given to the Yeovil Youth Service Review Group, which is now completely managed Yeovil Town Council.
- Area South Bulletins sent out quarterly to Parish Councils, Community Groups and other interested parties in the Area South area.
- Chair and coordinate the Youth Opportunities Group that is held quarterly. This group aims to coordinate youth provision across the whole district and help avoid duplication

- Updated the Funding File on the website monthly. This is a list of current relevant grants that are available to local groups and charities
- Area South Ward Profiles completed and circulated for all Yeovil Wards
- Continued to support the Community Health & Leisure Team to organise the Bike Fest events.
- Arranged 3 multi-agency community forum events. The forum has been set up to discuss issues such as community safety, youth initiatives, local funding opportunities and community groups. The meetings are flexible to deal with emerging issues and there is plenty of time to network, share ideas and solve problems
- Offered advice to over 30 voluntary and charitable groups and offered support to all the local community associations in order to promote local action and improvements
- Worked closely with West Coker Parish Council on a Master Plan project for West Coker recreation ground including a proposed pavilion building and play park.
- Supported West Coker Village Hall Committee with enhancements to the Village Hall including a new digital inclusion project.
- Funding advice and project support given to Area South Parish Councils and local sports and community groups based in our rural parishes.
- Support to West Coker Parish Council in the development and delivery of the Parish Housing needs survey.
- Support and guidance in the development and identification of funding for new play park provision at both Barwick and West Coker.
- Funding advice and support given to local sports teams to purchase new equipment and develop further participation opportunities including Yeovil Junior Netball, Gryphon West Gymnastics and West Coker & Hardington Cricket Club.
- Advice and support given with funding opportunities for local active living schemes to support our older communities. Groups include Golden Oldies and Yeovil Good Fellowship Club.

Economy:

- The team provide support for the Love Yeovil Marketing Group (LYMG), the group contributes towards running of a range of events including the annual Christmas Lights switch on. Support is given through assisting with its administration and through officer time to manage some of the associated events. A marketing consultant has been appointed by the LYMG to develop a marketing strategy and continue to promote Yeovil on social media. LYMG are now seeking to appoint a consultant to build a fit for purpose website.
- Supporting year two of Yeovil Half Marathon in Yeovil town centre through a contribution towards the town centre road closure, attending meetings and facilitating the use of an SSDC car park for the duration of the event.
- Supported the Yeovil Super Saturday event in September 2016 in partnership with Yeovil Town Council; the event was a great success and was supported by local voluntary groups. The Yeovil Live voluntary group were responsible for the live music throughout the town centre. Plans have begun for the September 2017 event.
- Carried out quarterly audits of empty premises in Yeovil town centre. This provides a strong database from which to promote and broker new users to available premises.
- The Neighbourhood Officer for economy attended a conference on 'digital high streets' in 2016, the knowledge gained was disseminated to the Area Team Leads and it is recognised that this will form a useful starting point for further work in this area once the Yeovil Refresh work is complete. In the mean time, work has begun to on a 'digital audit' of town centre businesses. More customers are shopping online than ever before and the team will be working to help businesses that are not online or have a poor online presence in 2017/18.
- Ownership details for the neighbourhood retail centres at Westfield, Birchfield and Glenthorne Ave have been established and site visits have been carried out the owners of Westfield and Birchfield along with appropriate officers. Property and Engineering services have agreed to begin drafting design options for Birchfield and Westfield and once these have been received a meeting will be held with owners, tenants, officers and ward members to seek a way forward

and assess the options. Glenthorne Avenue shops are not being pursued at this time due to some potential changes being considered by the owners.

Markets:

- Support has continued to be given to the Yeovil Market Improvement group (MIG). SSDC joined an organisation called NABMA (National Association of British market Authorities) in 2016. MIG was made aware of the declining state of the weekly markets and were informed that NABMA could offer a free health check through its membership package. NABMA carried out a health check and presented a document containing their observations and conclusions. MIG were presented with the options and a decision was made to appoint a dedicated Task and Finish group to consider these in more detail and present their findings back to MIG. The MIG recommendations for the future of Yeovil Street Markets are detailed in the Market Improvement Strategy Report April 2017.
- In the mean time, the Area South Development Team continues to manage the operational aspects of the markets.

Addressing Health, Social and Economic Inequalities in Yeovil:

- Ongoing support to targeted communities in Yeovil including Milford, Reckleford, Wyndham Park and targeted engagement in the Westfield 'Our Neighbourhood' regeneration programme
- Provided help and advice to support healthy lifestyles activities and projects in our communities including marketing & communication support as well as ongoing funding advice.
- Officer involvement in targeting digital inclusion & community communication projects running across Yeovil
- Continued support to the community in developing and operating community-led growing projects, such as Milford Community Growing Spaces and Wyndham Community Garden.
- Working with partners, such as Yeovil College, to establish community training courses helping to improve employability and enhance volunteering roles and opportunities.

Grants and Funding:

- Allocated full grant budget £11,230 helping to secure £390,664 of external funding to be invested in our local communities.
- Continue to provide a valued funding advice service in the current highly competitive financial climate

Petters House Front Office:

- Over 8,500 enquiries dealt with at the front desk including detailed advice provided to deal with over 5,200 benefits enquiries

Community Safety:

- Continue to support the multi-agency Yeovil One Team who meet on a weekly basis at the Fire Station to deal with operational issues in Yeovil Central and East Wards. The dedicated One Team administrator is based at Petters House but works closely with the Police team and other partners from other premises including the Police Station.
- Supported the Yeovil One Tactical Group with monthly meetings in setting direction and management overview of the operational team.
- In addition to the original £50k of PCC Partnership Funding to finance the Yeovil One Team overall income has increased and now stands at £66k.
- Reported crime, as monitored by Police.uk, identifies Area South showing a 3% increase in crime between January and December 2016. Yeovil Central has maintained crime figures at the same level as the previous year when 10% reduction was achieved. The Yeovil One Area is showing a 1% increase.
- Reported Shop Theft and related business crime continues to fall given the multi-agency focus and proactive intervention by the Yeovil Crime Reduction Team which quickly identify possible offenders and attempt to deter rather than catch.
- Police and partners have continued to seek enforcement through the Law Courts and following

the first Somerset Civil Injunctions on 2 prolific offenders, there are more offenders being controlled through Court Orders which place restrictions on their activity and presence in the Town Centre.

- Yeovil CCTV continues to be monitored 24hr a day 365 days a year being involved in over 1000 recorded incidents and more than 220 arrests.
- Given that the move of Yeovil Police Station is now in process the Data Link to CCTV recordings that are held at Petters House, to the Police station, giving the Police instant access to recorded footage at any time will need to be upgraded and rerouted by the Police to ensure access is maintained.
- Continue to support and input to the Community Safety Strategic direction through active participation with the Safer Somerset Partnership and related groups.

“Our Place” – Westfield, Yeovil:

- Steering group in place to help build a new community hall at St Peter’s Church in Westfield. Support and advice given to the Westfield Community Hall steering group to establish a plan of action, feasibility study and funding applications for a new community hall.
- Support provided to Westfield Academy in enhancing School sports facilities with the aim of better local community access and use in order to improve health and well being. This has included a 3G sports pitch, refurbished sports hall and a new dance studio.
- Targeted road safety project to establish new bus bays at Westfield Academy to help with congestion, pedestrian safety and taking additional vehicles off the highway
- Recycling improvement project targeted in Westfield supported by Carymoor Environmental Trust, which could potentially bring in £8,000 of investment to the community.
- New solar energy installation in Westfield from South Somerset Community Energy aims to tackle long-term fuel poverty for the neighbourhood and local residents. Training programme and help drop in session have been delivered and support large numbers of residents in the neighbourhood.
- Worked with local Ward Member, Westfield Community Association & Yeovil College Student to establish a new ‘Brand Westfield’ project including logos, art work and a promotional digital video
- New communication systems are being developed by Westfield Community Association supported by partners, to help inform local residents of news, local activities and clubs as well as services and support opportunities. These include newsletters, new notice boards, a proposed new web site, linked to brand Westfield, and the introduction of social media.
- Wasteland adjacent to the Co-op is being considered again following renewed interest from the private landowners. Options are being explored for parking spaces to assist with community hall use. Plans are currently being drawn up to scope out the options to present back to both land owners for consideration.
- Supported Westfield Community Association to deliver new environment enhancement projects establishing new planted areas and improved visual green spaces.

Community enquiries log:

- Approximately 580 support enquiries received by Area South additional to the work included in the service plan
- Enquiries range from supporting local groups with funding advice, supporting the improvement and development of the town market, digital inclusion projects, village hall enhancement advice and support, play park and sports club equipment purchase and advice, Business support, engineering works, community communication support, youth provision and advice, volunteering opportunities and sign posting, signage and car parking.

Appendices to consist of:

Appendix 1: The Area South Development Plan 2015/16 overview

Appendix 2: Map showing geographical spread of projects across Area South

Appendix 3: Area South staff structure

Financial Implications

Within existing revenue budgets

Council Plan Implications

Economy

To promote a strong economy with thriving urban and rural businesses we will:

- Lobby for and support infra-structure improvements to enable growth.
- Capitalise on our high quality culture, leisure and tourism opportunities to bring people to South Somerset.

Environment

To keep South Somerset clean, green and attractive we will:

- Keep streets and neighbour-hoods clean and attractive.
- Support communities to develop local, parish and neighbourhood plans

Homes

To work with partners to enable the provision of housing that meets the future and existing needs of residents and employers we will:

- Tackle fuel poverty.

Health and Communities

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

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

Carbon Emissions & Climate Change Implications

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The town centre location of Petters House minimises travel and the carbon emissions associated with it. The quality of regeneration within Yeovil will have a significant impact on future carbon emissions.

Equality and Diversity Implications

Equality and Diversity will be fully explored in the implementation of the various projects within the Area Development Plan

Background Papers

None.

Appendix 1

Priority area	Action	Who	When	Outcome	Performance Measure	Update
1 Support for the vitality of the local economy with a focus on Yeovil Town Centre and Improving the Physical Environment Page 12	Continue to support the Love Yeovil Marketing Group, linked closely with the Yeovil Vision Board.	Natalie Fortt/ Marie Ainsworth	March 2017	A financially independent marketing group with an active program of events and activities to support business in the town centre.	Update reports to Area South. Active social media channels and website. Events supported. Increased footfall to the town centre	Love Yeovil Marketing Group completed Christmas switch on event. Planning 2017 programme. Appointed marketing and social media consultant in March 2017. Updates reported to Yeovil Vision Board meetings in Feb 2017. Funding agreed in principle for a website Feb 2017.
	Work with ED on a feasibility study into a town centre workspace hub modelled on Petters House	ED Helen Rutter	June 2016	The concept of a workspace hub in the town centre is tested. If viable detailed proposal and resourcing worked up	Business case establishes risks and benefits	Work Hub being piloted in Yeovil Innovation Centre.
	Commission a focused update of Town Centre Development Framework working with Yeovil Vision and the Area South Regeneration Board	ED Helen Rutter Natalie Fortt	Dec 2016	A strategic approach to development in Yeovil town centre. The study will be a tool to market and attract commercial investment to key sites and ensure infrastructure investment is well targeted	Report to Area south Committee	UDF Refresh consultants have been appointed and report is due June 2017.
	In partnership with other services including Property Services and Spatial Planning develop a range of proposals for Yeovil Bus Station.	Helen Rutter Natalie Fortt	March 2017	Cost effective arrangements in place to ensure convenient bus travel to and from Yeovil.	Update reports to Area South Committee, SASG and DX	The Bus Station will be looked at as part of the UDF Refresh.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Develop proposals for Retail Incubation within the Town Centre. Policies together with a package of support delivered in part through the Yeovil Town Team	Helen Rutter Natalie Fortt		A report setting out a range of options to provide support for new retail businesses within Yeovil Town Centre	Update report to Area South Committee.	Project to be discussed with Yeovil Vision Board after the Yeovil Refresh report is completed.
	Review the Yeovil Vision Board terms of Reference and Membership and support the new arrangements	Helen Rutter Natalie Fortt	May 2016 Review March 2017	Maintaining the Yeovil Vision within a cost effective and streamlined structure, to influence strategic projects seeking external resources and to oversee the delivery of local projects for the benefit of Yeovil.	Supporting Yeovil Vision meetings producing all related reports, agendas minutes and newsletters	New arrangements were agreed in June 2016. On-going support being provided.
	Negotiate with SCC Highways about resolution to complete outstanding works on Reckleford Road Scheme	Marie Ainsworth		Improved traffic flow through Reckleford Detailed traffic count and County Highways post-completion report	Post-completion report to Yeovil Vision Board and Area South Committee	Remedial works to lighting and Illuminated signs complete. Awaiting resolution on licensing arrangement for maintenance.
	Support for the 2016 Christmas Lights Switch on event.	Marie Ainsworth	November 2016	Successful event for Yeovil Town Centre.	Update report to Area South.	NDO worked with Love Yeovil Marketing group to successfully complete the lantern parade and Christmas Switch on event.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Support the Yeovil Half Marathon	Marie Ainsworth	March 2017	Yeovil Town Centre successfully hosts the half marathon bringing approximately 3000 people into the town centre for the event.	Update report to Area South	NDO working with Half marathon organisers. Businesses have been contacted and some are planning on opening for the event. Marathon date: 25 th March 2017.
	Agree and arrange installation of 6 gateway signs.	Marie Ainsworth	Sept 2016	Up to date and attractive signs are installed at the agreed gateway locations entering Yeovil	Report to Area South.	Signs scheduled to arrive on Mon 20 th March, to be installed prior to end of March.
	Commission design work to update display boards and install within the Town Centre.	Marie Ainsworth	Nov 2016	The production of a proposals report for consideration by Area South Members.	Report to Area South.	Draft designs almost complete. Awaiting information on the location of some services crucial to map. Anticipate report spring 2017.
	Continue to support the Yeovil Town Centre Enhancement Group and implement the multi-agency maintenance schedule.	Marie Ainsworth	March 2017	Cleaner, better maintained environment in the town centre	Programme of improvements agreed & implemented Update reports to Area South Committee	2017 Town Centre Ranger programme complete. Seeking funding for year three of the pilot.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Work with Property Services to resolve future provision beyond current Primesight bus shelter contract.	Marie Ainsworth	March 2017	Cleaner, better maintained bus shelters and notice boards.	Update report to Area South Committee	Fernbank advertising group are currently running the contract. Shelters receiving a good level of maintenance. Display boards being used for town centre events.
	Comment on appropriate planning applications on weekly list.	Marie Ainsworth Natalie Fortt James Divall	March 2017	Better quality and appropriate development	Planning consultation comments submitted	On-going
	Continue to support and advise communities and businesses to initiate and implement projects within area south	Marie Ainsworth Natalie Fortt James Divall	March 2017	Continued engagement with communities and businesses to deliver successful community projects and business outcomes	Advice and support given on specific projects. Report to Area South Committee.	On-going
	Continue to support and develop existing Yeovil Markets (operational support)	Marie Ainsworth Lisa Davis	March 2017	Vibrant and diverse town centre economy	Report to Area South Committee	Team continue to support operational aspects of the market

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Manage a monthly Vintage market in King George St, Yeovil.	Marie Ainsworth	March 2017	Vibrant and diverse town centre economy	Performance review and report to Area South Committee	Completed for 2016/17. Markets put on hold for 2017/18 as part of future options report to Area South in April 2017.
	Devise improved strategy for markets in Yeovil - Market Improvement Group.	Marie Ainsworth Lisa Davis Natalie Fortt	March 2017	An economically viable chartered market which provides good quality trading opportunities and attracts footfall to the town centre.	Update report to Area South	Task and Finish group established. Recommendation made to Market Improvement Group. Confidential report to be presented to the Area South Committee in April 2017
	Continue to support the administration of promotional spaces in Yeovil town centre	Lisa Davis Veronica Woodall	March 2017	Vibrant and diverse town centre environment	Update report to Area South Committee	Ongoing. Banner space used for 26 weeks and Bandstand booked for 63 days during 2016-17
	Bring forward plans for Middle Street and Sherborne Road enhancement scheme in line with wider investment in this area.	Marie Ainsworth		Continued engagement with key partners to determine feasibility	Update report to Area South Committee	Await outcome of Yeovil Refresh.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
Page 17	Work with Streetscene to develop plans & projects to enhance the Open Spaces Strategy development for Yeovil to improve local community access, health & well-being.	Natalie Fortt Community Health and Leisure	On-going	Physical enhancement of the green transportation routes and open spaces. Improved marketing to promote access & awareness. Particular focus on improved seating in Birchfield Park and investigate the feasibility of improvements to Milford Park.		New seating installed by Streetscene.
	To develop and support the Yeovil One project with a view to co-locating the Yeovil One team within Petters House	Steve Brewer	March 2017	Greater partnership working on community safety issues within Yeovil Town Centre.	Report to Area South Committee.	Ongoing support provided to One Team. Yeovil Police station is remaining for the foreseeable future so no need to co-locate at this time.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Engage with and support Parishes arranging events as needed to address their priorities	Marie Ainsworth Natalie Fortt James Divall	March 2017	Improved communication with Parish Councils. Better understanding of Parish issues and needs.	Regular attendance at Parish Council meetings. Annual Parish Meeting	Working with West Coker on Parish plan refresh and the Pavilion project. Re-engaging with East Coker on Neighbourhood plan. Working with Barwick on recreation ground project. Working with Brympton on Kingfisher School and Community Hall. Working closely with Yeovil Without on a number of projects including Wyndham Park, Primrose Lane Primary and Yeovil March Broadband.
2 Community Development with a focus on addressing	Implement the Our Place community Action Plan for Westfield.	James Divall		Healthier, more self-reliant communities. Improved community services.	Active Community Associations. Update report to Area south Committee	On-going action plan – focus on community hall, fuel poverty and community training courses.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
Health, social and economic inequalities and developing community facilities	Neighbourhood retail enhancement project – Westfield/Birchfield/Glenthorne Ave.	Marie Ainsworth	March 2017	Improvement plans in place, phase works in accordance with funding available.	Update report to Area South Committee	Land ownership established, site meetings complete and designs being drawn up for Birchfield.
	Support Community Associations & promote local community events such as Big Lunch, Table top sales, fetes and One stop shop information days.	Natalie Fortt James Divall	March 2017	Events to build local community cohesion and increase the recruitment of volunteers on community associations.	Completed successful events.	On-going support provided to Westfield, Milford, Birchfield, Newtown and Wyndham Park Associations
	Work with Developers to plan community facilities on future key sites in Yeovil and surrounding parishes in Area South.	Natalie Fortt James Divall	March 2017	Future key sites will provide facilities to ensure more sustainable communities. Particular focus on Kingfisher Primary School at Lufton and Community Facilities adjacent to Wyndham Park.	Plans for Community facilities on future key site developments.	School building work commenced at Wyndham Park. Kingfisher School due to open Feb 2018. Community Hub open at Wyndham Park and first play area now complete.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Provide help and advice to communities wishing to develop community facilities	Natalie Fortt James Divall	March 2017	Communities will have better community facilities.	Report on funding and support given to communities	Grant provided to St James Church. Interviewing project managers for both the halls at Westfield & West Coker and Big Lottery Reaching Communities applications sent Dec'2016. Grants provided to community gardens at Wyndham, Milford and SS Mind. Advice given to Yeovil Men's Shed.
	Arrange 3 multi-agency community forum events per annum.	Natalie Fortt	March 2017	Community and agencies have the opportunity to discuss emerging issues and share information	Meetings arranged.	Forum events completed.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Provide support and advice to Yeovil Without Parish Council with regards to community/play facilities	Natalie Fortt		Facilities provided to benefit Yeovil Without residents	Report to Area South Consultation Event for the MUGA	Report taken to committee October 2016. Continued support for the Wyndham Park Partnership, Community Association and the Play Area and MUGA project Team. First Play Area now complete.
	Investigate and arrange temporary community facilities for use of Yeovil Without residents.	Natalie Fortt	March 2017	Facilities provided to benefit Yeovil Without residents. Community consultation event at Wyndham park June 2016.	Investigate possible sites and arrange for services to be installed. Secure funding. Arrange purchase and installation.	Temporary Community Hub opened 5 th November 2016.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Continue to support provision for youth activity within Area South.	Natalie Fortt	March 2017	Accessible activities for young people within Area South.	Report to Area South Continue to organise and chair the Youth Opportunities Group Continue to support the Yeovil Youth Service Review Group	Report presented to Committee October 2016. Ongoing support provided.
	Support new local travel initiatives.	Natalie Fortt James Divall	March 2017	More people able to access other modes of transport rather than the car.	Report to Area South.	Cycle route project (Ilimington to Yeovil) currently with County SIC. Support given to the Yeovil Bike Fest event that took place August 2016.
	Provide funding advice and guidance to charitable organisations and manage and assess community grant fund applications.	Natalie Fortt James Divall	March 2017	Organisations able to access funding. SSDC support to local organisations	Allocation of the full fund by March 2017. Reports to Area South Committee	Ongoing support provided to various groups including local schools, Churches and Community Associations

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Maintain and publish up to date Ward Profiles	Helen Sharpe		More people able to access information about where they live and work locally	Updated Ward Profiles	Yeovil Wards updated 2016 and Parish Profiles were updated by January 2017.
3 To continue to provide a high quality accessible front line enquiry service Page 23	Work with partners and transformation team to assess the feasibility of establishing an advice one stop shop	Helen Rutter	March 2017	Advice needs of customers better met through a technology enabled, multi-agency, advice hub located in the town centre	Report to Area South Committee	Report taken to committee March 2017
	Continue to provide high quality accessible front desk enquiries service.	Lisa Davis	March 2017	Provide a very good customer service	To achieve at least 98% customer satisfaction rate.	Ongoing
	Continue to review and improve the reception arrangements	Lisa Davis	March 2017	Improved customer experience	Tested via customer satisfaction survey	Ongoing
	To ensure that staff are trained and prepared to deal with relevant changes for universal credit.	Lisa Davis	March 2017	Staff confident and able to give the best information and support to customers	Tested via customer satisfaction survey	Partial UC rollout happened in October 2016, with full rollout taking place in April 2017

Area South Achievements 2016-17

Yeovil Without

- Feasibility study into cycle route between Limington & Yeovil Marsh.
- Financial contribution made by YWPC towards Yeovil Town Centre Ranger Scheme.
- Bus shelter replaced on Mudford Rd.
- Continue to support Wyndham Park Partnership and Community Association
- ADL is part the Play Areas and MUGA steering Group
- Community Hub now up and running
- Grant given to the Community Garden
- Worked with SCC on Primrose Lane Primary School
- Worked with Police and the Parish Council concerning crime and disorder issues
- Worked with Parish Council to assist Yeovil Marsh with poor broadband issue.

Yeovil East

- Liaising / sign posting advice & support to Naval Community Development Team.
- Ongoing negotiations on completion of Reckleford Road Scheme.
- New benches installed in Birchfield Park.
- Support given to Birchfield Community Association.
- Support given to Yeovil Men's Shed
- Preparatory work commenced on potential shop front scheme at St John's shops.

Brympton

- Worked with SCC on Kingfisher Primary School
- Secured the community use agreement and lease for the new community hall at Kingfisher.
- Finalised design for new community hall.
- Commissioned a short term piece of community Development work for Augusta Park.

Yeovil Central

- Grant support & advice to the Good Fellowship group
- Grant support to South Somerset Mind (Garden project)
- Grant support to Golden Oldies (Milford hall)
- Grant support & advice (Milford community garden)
- 17 Bandstand bookings, income £900
- 5 Banner bookings, income £550
- Year 2 of Town Centre Ranger Scheme complete
- Town centre retailers engaged through Yeovil Vision
- Town centre map nearing completion.
- 13 new litter bins installed
- Subway Princes Street redecorated
- Continued support to Love Yeovil Marketing Group
- Yeovil Refresh work underway
- Super Saturday event successfully completed
- Christmas Switch on event successfully completed
- Empty premises register updated.
- Support and advice to Milford Community Association
- Yeovil Street Markets
- Digital Business Audit underway

Yeovil South

- Welcome to Yeovil sign installed as a replacement for the signs previous position in West Coker parish.
- Advice and Grant given to St James Church Hall
- Digital Business Audit underway

Coker

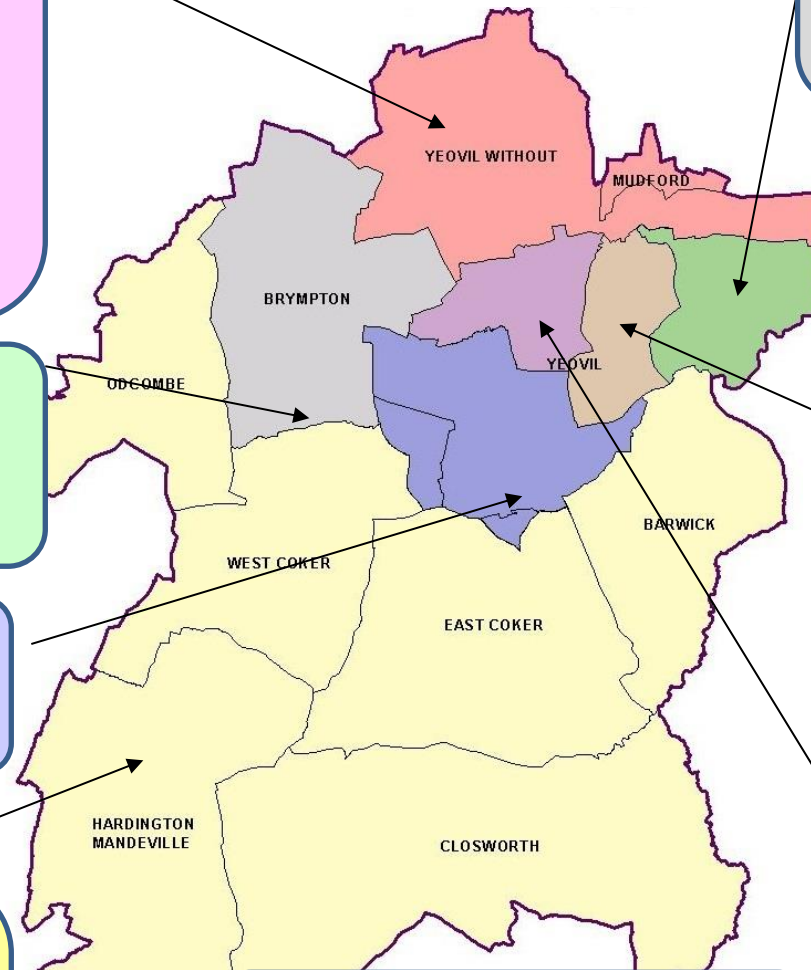
- Advice & support / feasibility study for West Coker Recreation Ground master plan & Pavilion Project (including Big Lottery application)
- Advice & support – West Coker enquiry to asset transfer SSDC land for additional parking
- Support / advice: West Coker Community Hall
- Support to West Coker Parish Council to establish housing needs survey for parish.
- Funding advice to both West Coker & Barwick regarding play park equipment.
- Support to Barwick Parish Council regarding the future options of the community hall.
- Funding advice to Hardington & West Coker cricket club (new equipment).

Area-wide:

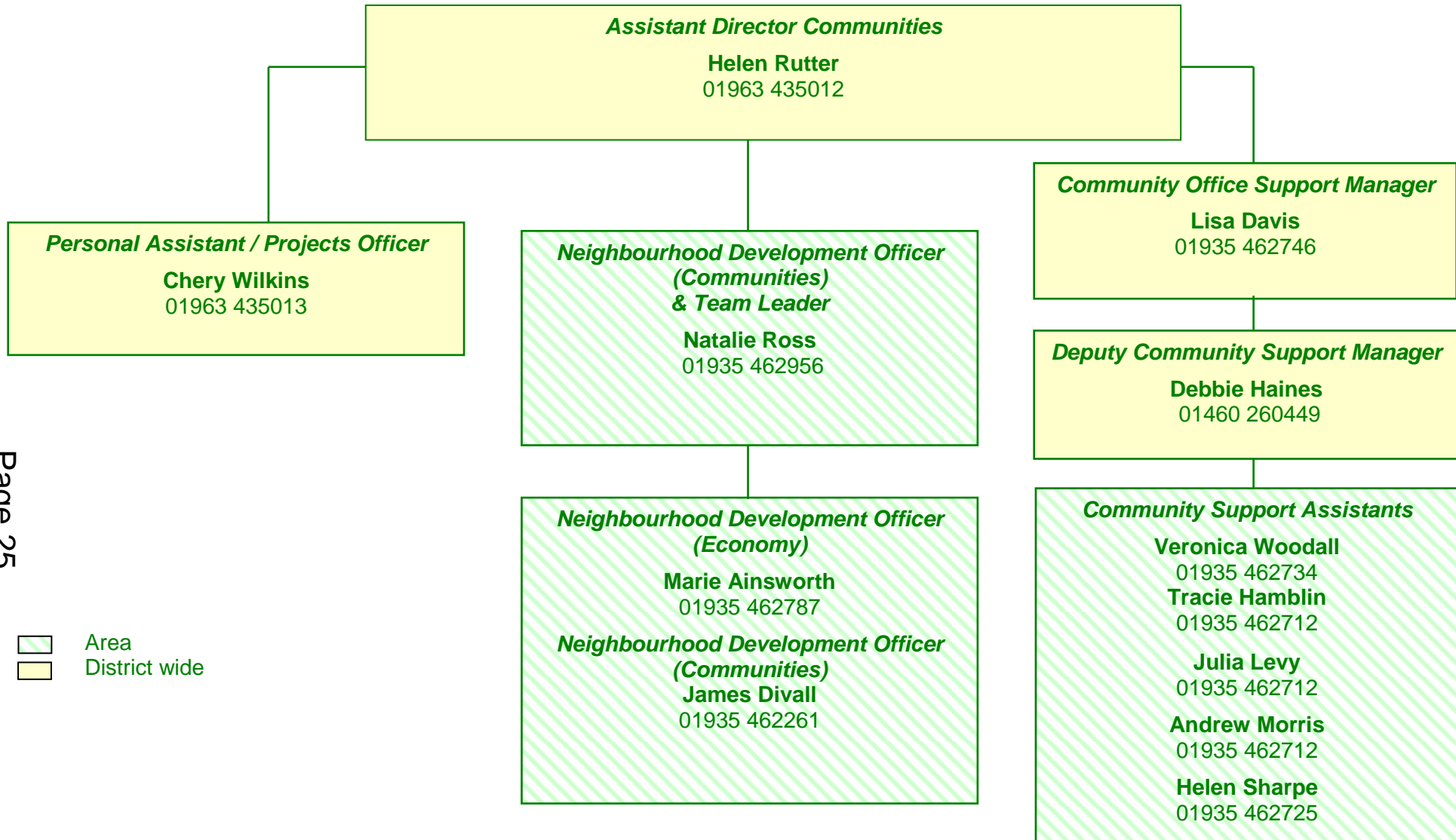
- Parish Profiles updated
- Quarterly bulletins to parish councils and community groups
- All bus shelters included in revised bus shelter contact with Fernbank are now being maintained to a much higher standard.
- Yeovil Half Marathon route included in many of the wards and parishes.
- Support given to Yeovil Vision and Area South Regeneration Board

Yeovil West

- Continuation of Westfield regeneration project
- Feasibility study / advice – new community hall (Including Big Lottery Application)
- Community training programme (working with Yeovil College)
- Work with partners to develop waste land next to Co-op into a community resource
- Work with SCC & Academy to deliver a new bus bay (Road safety project) – delivery Sept'17
- Planting & environmental facelift of green space
- Brand 'Westfield' project with WCA & College
- Grant support & Advice – Yeovil Netball Club (junior) and Gryphon Gym Club
- Support given to Westfield Community Association
- Preparatory work carried out on potential shop front improvement scheme at Coronation Ave..



AREA DEVELOPMENT STRUCTURE - SOUTH



Agenda Item 8

Section 106 Obligations

Strategic Director: Rina Singh (Place & Performance)
Assistant Director: Martin Woods (Economy)
Service Manager: David Norris (Development Manager)
Lead Officer(s): Neil Waddleton & Simon Fox
Contact Details: Neil.Waddleton@southsomerset.gov.uk or (01935) 462603

Purpose of the Report

The Section 106 & Compliance Officer and Area Lead Officer (South), Development Management will provide a powerpoint presentation on the performance of the legal agreements and detail the progress of the three strategic residential key sites in Yeovil, (Wyndham Park – Lyde Road Key Site, Augusta Park – Lufton Key Site and the Brimsmore Key Site.

Particular reference will be made to:

Wyndham Park – Lyde Road Key Site

Affordable Housing
Community, Health and Leisure
Public Open Space
Community Facilities

Brimsmore Key Site:

Affordable Housing
Community, Health and Leisure
Public Open Space
Community Facilities

Augusta Park – Lufton Key Site

Affordable Housing
Community, Health and Leisure
Public Open Space
Community Facilities
Education

Recommendation:

Members note and comment on the presentation and endorse the actions taken in respect of the monitoring and managing of Section 106 Planning Obligations.

Financial Implications

No direct financial implications from this report however members will be aware that ineffective management of planning obligations does have the potential to require the district council to refund contributions to developers.

Corporate Priority Implications

The effective management of planning obligations will be beneficial in achieving all of the Councils Corporate Priorities

Carbon Emissions & Adapting to Climate Change Implications (NI188)

Section 106 Planning Obligations have a key role in delivering sustainable communities thereby contributing to a reduction in carbon emissions and helping to adapt to climate change.

Equality and Diversity Implications

Section 106 Planning Obligations have a key role in delivering sustainable communities thereby ensuring access to facilities, homes and services for all members of our community.

Background Papers: None

Agenda Item 9

Area South Committee Forward Plan

Assistant Director: Helen Rutter, Communities
Service Manager: Natalie Fortt, Area Development Lead - South
Agenda Co-ordinator: Jo Boucher, Democratic Services Officer
Contact Details: jo.boucher@southsomerset.gov.uk or (01935) 462011

Purpose of the Report

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

Recommendations

Members are asked to:-

1. Comment upon and note the proposed Area South Forward Plan as attached at Appendix A.
2. Identify priorities for further reports to be added to the Area South Forward Plan, developed by the SSDC lead officers

Area South Committee Forward Plan

The forward plan sets out items and issues to be discussed by the Area Committee over the coming months.

The forward plan will be reviewed and updated each month, by the joint lead officers from SSDC, in consultation with the Area Committee Chairman. It is included each month with the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may request an item is placed within the forward plan for a future meeting, by contacting the Democratic Services Officer.

Background Papers

None

Appendix A

Notes

- (1) Items marked in *italics* are not yet confirmed, due to the attendance of additional representatives.
- (2) For further details on these items, or to suggest / request an agenda item for the Area South Committee, please contact the Democratic Services Officer; Jo Boucher.

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
3rd May 2017	One Public Estate Programme	Update report	Nena Beric, Project Manager
	Community Health & Leisure Service Update Report	Annual Report	Lynda Pincombe, Community Health & Leisure Manager
7th June 2017	Appointment of Working Groups & Outside Bodies	Annual Report	Jo Boucher, Committee Administrator
	Scheme of Delegation	Annual Report	Jo Boucher, Committee Administrator
	Community Safety- Yeovil One Team	Community Safety Update Report	Steve Brewer, Community Safety Coordinator
5th July 2017	Community Offices Update Report	Annual Update Report	Lisa Davis, Community Development Support Officer
	Streetscene Update Report	Annual Update Report	Chris Cooper, Streetscene Manager
	Dorcas House Statement of Accounts	To approve the Dorcas House Annual Accounts	Jayne Beevor, Principal Accountant
	Area South Development Plan 2017/2018	Area South Development Plan 2017/18 and financial outturn.	Helen Rutter, Assistant Director (Communities)/Natalie Fortt, Area Development Lead - South
	Yeovil Refresh Report	Update Report on the ongoing work regarding the Yeovil Refresh	Helen Rutter, Assistant Director (Communities)

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
3 rd August 2016		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	
TBC	Western & Eastern Corridor Improvements	Update of the Western & Eastern Corridor Improvements	SCC

Agenda Item 10

Schedule of Planning Applications to be determined by Committee

Director: Martin Woods, Director - Service Delivery
 Service Manager: David Norris, Development Control 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 South Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Please note: Consideration of planning applications will commence no earlier than 3.00pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 2.50pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
11	YEOVIL SOUTH	17/00687/FUL	The erection of a two storey side extension to dwellinghouse	14 Chestnut Drive Yeovil Somerset	Mr Nick Rowe
12	COKER	16/01826/DPO	Application to discharge a Section 106 agreement dated 13 th September 1999 between SSDC and the trustees of Yeovil Agricultural Society, William Batten, Susan Batten and David Batten to release land.	Land at Two Tower Lane Barwick Yeovil	Yeovil Agricultural Society
13	YEOVIL CENTRAL	17/00807/FUL	The conversion of second floor from bedrooms to a self contained flat and the installation of 3 No. rooflights (revised application)	80 South Street Yeovil Somerset	Hatton Woods Properties Ltd
14	YEOVIL CENTRAL	17/00810/LBC	Internal and external alterations and the	80 South Street Yeovil Somerset	Hatton Woods

			conversion of second floor from bedrooms to a self contained flat and the insertion of 3 No. rooflights to rear (revised application)		Properties Ltd
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Further information about planning applications is shown below 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 had 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 11

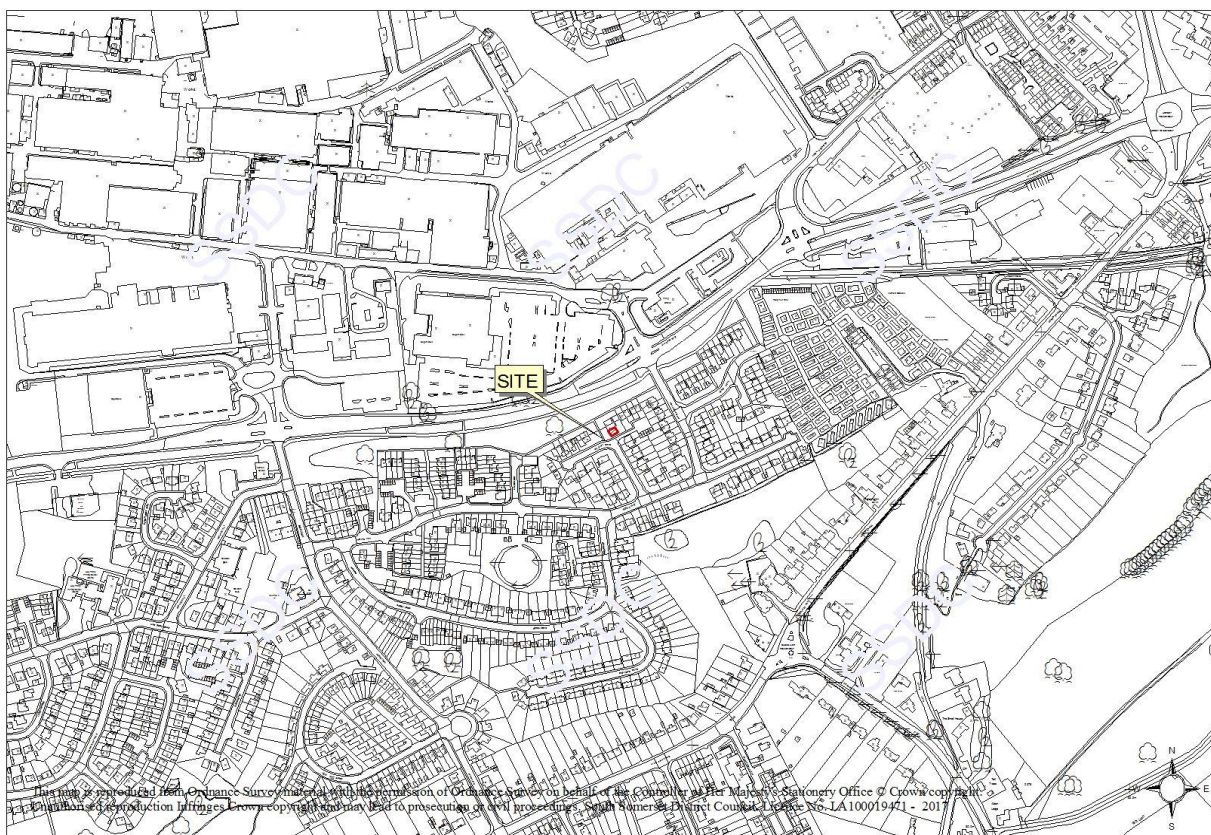
Officer Report On Planning Application: 17/00687/FUL

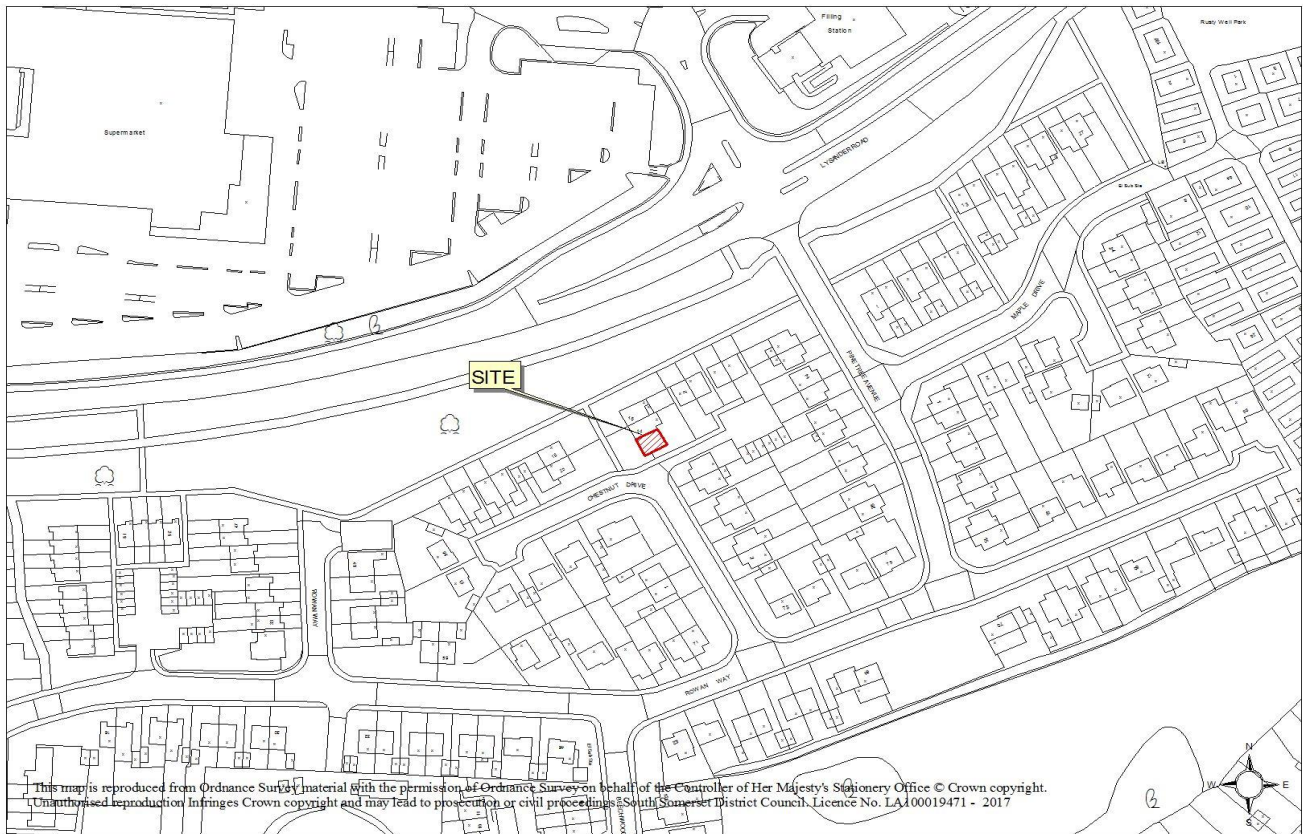
Proposal :	The erection of a two storey side extension to dwellinghouse
Site Address:	14 Chestnut Drive Yeovil Somerset
Parish:	Yeovil
Yeovil (South) (SSDC Member) Ward	Cllr J Field Cllr N J Gage Cllr S McAllister
Recommending Officer:	Jacqui Churchill, Planning Assistant
Target date :	3rd April 2017
Applicant :	Mr Nick Rowe
Agent: (no agent if blank)	Mr Barry Buckley Castellum Tinneys Lane Sherborne Dorset DT9 3DY
Application Type :	Other Householder - not a Change of Use

Reason for Referral to Committee

This application has been referred to Committee as the applicant is related to an SSDC employee who regularly engages with the planning team as part of their role.

Site Description and Proposal





14 Chestnut Drive is a two storey, semi-detached property constructed of red brick under a double roman tiled roof with white uPVC windows. It is located in a residential area, set amongst other properties of a similar style. The property benefits from a garage and parking space located in a shared block of garages approximately 25m to the east.

This application seeks permission for the erection of a two-storey side extension extending approximately 5.6m from the existing side elevation. The proposed ground floor accommodates additional living space and a utility room. The proposed first floor accommodates a fourth en-suite bedroom and a study after reconfiguration of the existing bedrooms. Openings include windows at ground floor level and first floor level on the front and rear elevation. There are no proposed openings in the side elevation. Materials are stated as matching.

History:

Most recent:

05/00900/FUL - The erection of a dwellinghouse - withdrawn 19.05.05

Policy:

South Somerset Local Plan 2006-28:

Policy SD1- Sustainable Development

Policy SS1 - Settlement Hierarchy

Policy EQ2 - Design and General Development

Policy TA5 - Transport Impacts of New Development

Policy TA6 - Parking Standards

NPPF:

Chapter 7 - Requiring Good Design

Somerset County Council Parking Strategy (September 2013) and Standing Advice (June 2015)

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

Town/Parish Council: Yeovil Town Council - Recommend approval subject to the parking area being properly consolidated and drained, and to the satisfaction of the Case Officer in respect of the building line.

Other Consultees:

Highways Authority: Standing advice applies (in this case, Red Zone location and consequent need for 3 off- street car parking spaces)

Highways Consultant: No significant issues - I recommend the additional car parking space is properly consolidated and surfaced (not loose stone or gravel) and suitably drained. 2.0 x 2.0m pedestrian visibility splays should also be secured. A S184 road opening licence will be required from SCC.

Environmental Protection Unit - No comments

Neighbour Comments: 6 neighbours were informed and a site notice was displayed. No representations were received.

CONSIDERATIONS

This is an extension to a domestic property and therefore the principle of development is acceptable. The main considerations in this case relate to the impact on residential amenity, visual amenity and highway safety.

Visual Amenity

The proposal will see the erection of a two storey extension to the side of the property.

When considering such a proposal it is important to ensure that the design, scale and appearance are appropriate to avoid dominating the existing house.

It is noted that the roof is set lower than the existing dwellinghouse and the front elevation set back from the principal elevation to create a subservient appearance. The proposed extension would be constructed of materials to match the existing dwellinghouse.

At 5.6m in width the proposal doubles the width of the existing property which could be viewed as disproportionate to the host property. Due to the orientation of the host property, the proposal also creates a focal point at the turning area which is not ideal in visual amenity terms, particularly as the property is located at right angles to the road. However, in light of the lack of neighbour objections, the recommendation of approval from the Town Council and the resistance of the agent to downsize the proposal, it is not considered that sufficient harm is introduced to warrant a refusal.

Therefore, on balance, the proposed extension is considered of an appropriate scale, siting, design, form and appearance such as to respect the character of the existing property and surrounding area.

Residential Amenity

The host dwelling is set in a plot which can comfortably accommodate the proposed extension. Due to

the location, where the two-storey extension is located away from the attached neighbour, it is not considered that the proposal results in any overbearing or overdevelopment of the site.

It is noted there are no proposed openings in the side elevation. As such, it is not considered that any significant additional overlooking is introduced.

Therefore, having regard to its siting, size and fenestration arrangements, it is considered that the proposed extension has an acceptable relationship with neighbouring properties, and will not be detrimental to the residential amenity of those properties and therefore would accord with policy EQ2 of the South Somerset Local Plan 2006-28.

Highway Safety

The Highways department refer to standing advice. A four bedroom property in this location requires provision for the parking of three vehicles. The property benefits from an existing garage and parking space in a block of garages approx. 25m to the east. A further space is proposed within the front garden to satisfy the requirements of the Somerset Parking Strategy. Accordingly the scheme is not considered to cause concern in terms of highway safety.

Overall the proposal is considered acceptable and recommended for approval.

RECOMMENDATION

Grant permission for the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policy EQ2 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework (March 2012).

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans date stamped as received 06 February 2017 and reference:

Site/Block plan (scale 1:200)

As Proposed (scale 1:50 elevations, 1:100 section and 1:1250 location plan)

Location plan (date stamped as received 08.03.17) showing garage parking

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

03. The external surfaces of the development hereby permitted shall be of materials as indicated in the application form and no other materials shall be used without the written consent of the Local Planning Authority.

Reason: To reinforce the local character and distinctiveness of the area in the interests of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan 2006-28.

04. Before the development hereby approved is first brought into use, the proposed parking area shall be properly consolidated and surfaced (not loose stone or gravel) and shall be maintained as such at all times.

Reason: In the interests of highway safety in accordance with Policy EQ2 of the South Somerset Local Plan 2006-28.

05. The area allocated for parking on the submitted plan titled Location Plan and date stamped 08.03.17, shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety in accordance with Policy EQ2 of the South Somerset Local Plan 2006-28.

Informatives:

01. The applicant is advised that a S184 licence is from the Highways Authority

Agenda Item 12

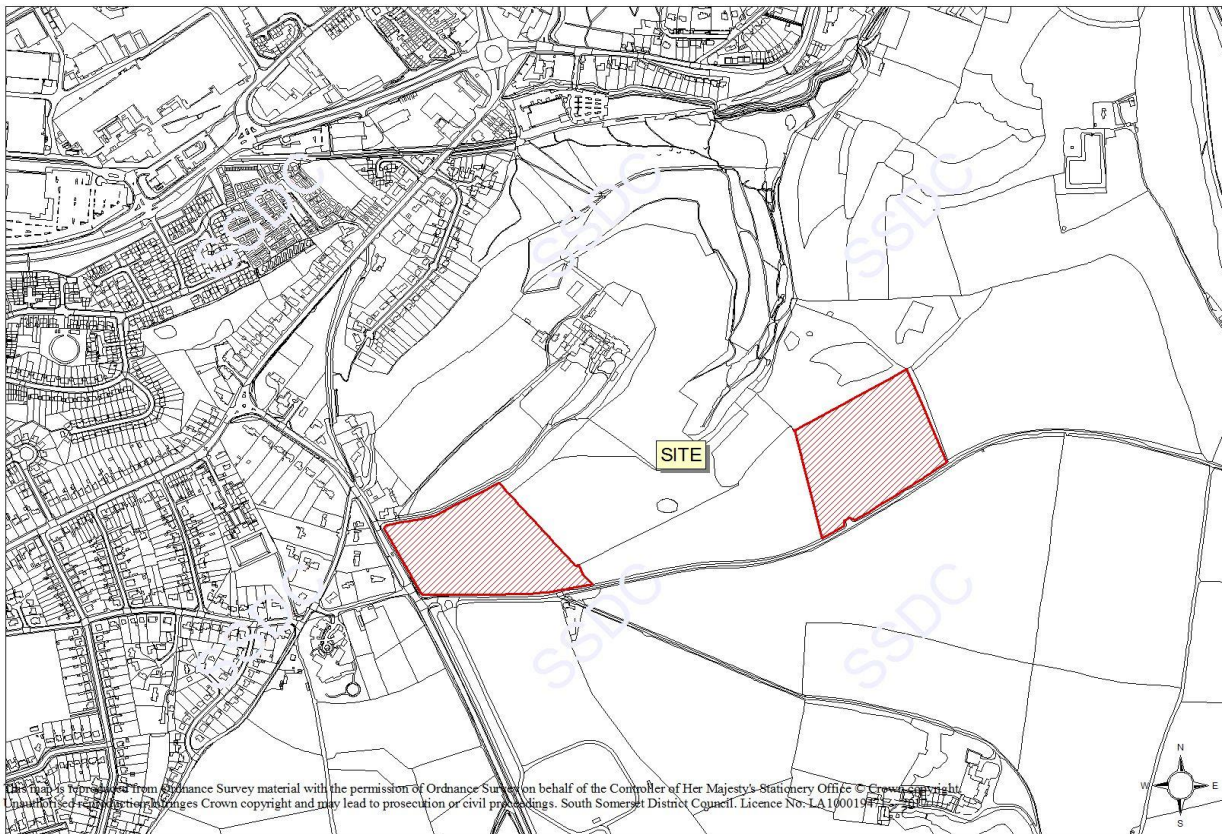
Officer Report On Planning Application: 16/01826/DPO

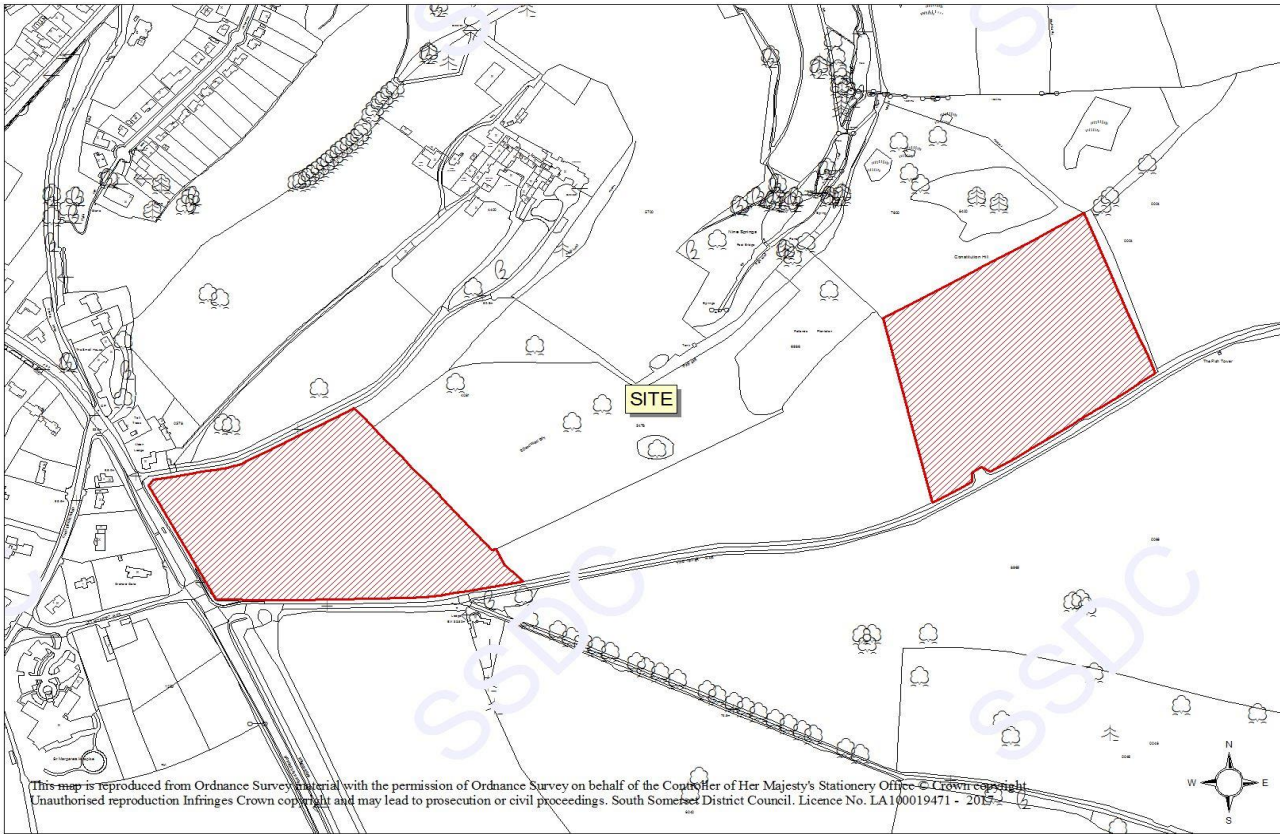
Proposal :	Application to discharge a S 106 agreement dated 13th September 1999 between South Somerset District Council and the trustees of Yeovil Agricultural Society, William Batten, Susan Batten and David Batten to release land
Site Address:	Land At Two Tower Lane Barwick Yeovil
Parish:	Barwick
COKER Ward (SSDC Member)	Cllr G Seaton Cllr Cathy Bakewell
Recommending Case Officer:	Andrew Collins – Planning Officer
Target date :	17th June 2016
Applicant :	Yeovil Agricultural Society
Agent: (no agent if blank)	Symonds And Sampson Llp 2 Court Ash Yeovil Somerset BA20 1HG
Application Type :	Non PS1 and PS2 return applications

Reason for Referral to Committee

This application is referred to Area South Committee due to a consideration of highways aspects in the area near the Keyford Key Site.

Site Description and Proposal





This application is seeking to discharge a Section 106 agreement dated 13 September 1999, which is an agreement relating to the following planning permission;

98/01814/FUL - Application for relief from condition 3, to allow car boot sales, and variation of condition 4 of decision notice 930410, dated 29/4/93 (i.e. Increasing overall maximum number of days use to 160 per annum)

The legal agreement restricts the use of two sites in Two Tower Lane and a site off Church Lane. The sites are located at;

- 1) the western end of Two Tower Lane on the northern side of the road up to the boundary of Dorchester Road.
- 2) a field on the northern side of the road opposite The Fish Tower on the Aldon estate.
- 3) on the southern side of Church Lane to the east of the Keyford Roundabout junction

The legal agreement details the 2 sites within Two Tower Lane as being 'specified land' and the Church Lane site as being 'additional land'. The legal agreement details that on first use of the Yeovil Showground site for car boot sales the other sites shall not be used for car boot sales. The legal agreement details that the Batten family were owners of the 'specified land' and the Trustees of Yeovil Agricultural Society were owners of the 'additional land.'

Also there was a clause which required a scheme of traffic management arrangements to be implemented when the Yeovil Showground site was used for car boot sales.

This application seeks to release of the 'specified land' (the site's within Two Tower Lane) from the agreement.

In the supporting letter from the agent it is detailed that in order for the owners of the 'specified land' to

enter into the legal agreement the applicants agreed to make an annual payment based upon a percentage of income received from the Yeovil Showground site. But for this incentive the owners of the 'specified land' would not have entered into the Section 106 agreement. It is detailed that the owners of the 'specified land' are aware of and in agreement with this application.

It is further stated that the Yeovil Agricultural Society is a non profit making charity whose objective is to hold an annual agricultural show and donate grant funds to agricultural students in Somerset and Dorset. The Society funds the Batten Memorial Fund which donates grants to full time agricultural students under 25 years old resident in Dorset or Somerset.

RELEVANT HISTORY

930410 - Alterations to access and egress arrangements, and the use of land as a showground on up to 120 days per year - Application permitted with conditions - 05/05/93

98/01814/FUL - Application for relief from condition 3, to allow car boot sales, and variation of condition 4 of decision notice 930410, dated 29/4/93 (i.e. Increasing overall maximum number of days use to 160 per annum) - Application permitted with conditions - 07/04/99. This permission had a number of restrictions on the use by car boot sales. Whilst allowing 160 days use of the site per year conditions were imposed that said that there can be only be a car boot sale one day a week / 52 days a year, shall only be open between 09:00 and 16:00, vehicles are limited to 1.5 tonnes, trailers shall not exceed 50kgs and that there shall be no market stalls or other display structures. In addition goods sold are restricted to 'second hand goods; and surplus home grown vegetable and fruit products only. Other conditions were imposed but none of particular relevance to the consideration of this application.

POLICY

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

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

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

Policy SD1 - Sustainable Development
Policy SS1 - Settlement Strategy
Policy TA5 - Transport Impact of New Development

National Planning Policy Framework

Chapter 4 - Promoting Sustainable Transport

Paragraph 32

"Plans and decisions should take account of whether:

- o the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- o safe and suitable access to the site can be achieved for all people; and*
- o improvements can be undertaken within the transport network that cost effectively limit the*

significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."

Paragraphs 203 - 205 - Planning conditions and obligations

Other Relevant Considerations

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 4 Class B - Temporary Use of Land

CONSULTATIONS

Barwick Parish Council - No comments received.

Yeovil Town Council (neighbouring parish) - Support.

County Highways Authority - *"Mr Fellingham commented on the application with the understanding that the site would have been only one parcel of land generating 14 set days of activities. When looking at the application, it would appear that there are two parcels of land which could potentially generate 28 set days of activities. Even though this represents an increase of the comments that Mr Fellingham commented on, it is still considered that the level of movements would not be severe enough for the Highway Authority to recommend refusal on traffic impact grounds.*

Ergo, based on the above, the Highway Authority does not wish to raise an objection to the proposal."

REPRESENTATIONS

None received

CONSIDERATIONS

Permitted Development

Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 4 Class B allows for the use of land for 14 days on any land not including a building for 'the holding of a market' which includes car boot sales. Therefore without this restriction on the owner of the 'specified land' by the Section 106 legal agreement each site could be used for 14 days in any calendar year. Such a use would not be restricted on the size of vehicle, opening hours, the sale of goods and the erection of temporary market stalls.

Each separate field along Two Tower Lane could theoretically be used as a separate car boot sale for up to 14 days. These could be all run at the same time or run consecutively.

Highways

It is clear that the legal agreement was imposed due to concerns by the Highways Authority in relation to the number of car boot sales using Two Towers Lane. In considering the 1998 application the County Highways Authority raised no objection subject to the entering into the Section 106 legal agreement restricting the holding of future car boot sales on neighbouring sites.

In order to remove a Section 106 Agreement it needs to be proven whether the legal agreement still serves a useful purpose.

The Highways Authority in this case has assessed the application and note that the proposals would likely see an increase in traffic across the network. However they conclude that such levels of movement could be considered severe enough to warrant an objection on traffic impact grounds.

Assessment

Reference in the submitted information is made to a payment that was agreed for the owners of the 'specified land'. This is not detailed in the legal agreement is not a material planning consideration and as such should not be given any weight.

Since the Section 106 legal agreement was signed in 1999, the NPPF was published in 2012. This at Paragraph 32 clearly gives guidance that development should only be refused on transport grounds where the residual cumulative impacts of development are severe. This changed guidance altered the stance on highway guidance that was previously imposed in PPG13.

Conclusion

In the covering letter it is stated that the variation of the Section 106 agreement is to avoid the continued payments to the owners of the 'specified land'. This is not a material planning consideration and as such cannot be given any weight. However despite this we still need to consider whether the legal agreement still serves a useful purpose. Since the Yeovil Showground site has been running car boot sales there have not been any other operating in Two Tower Lane. This includes land not restricted by the legal agreement. It is therefore unlikely that the variation of the legal agreement to allow release of the specified land would result in an increase of car boot sales within Two Tower Lane as economic supply and demand would indicate with an adequate supply there is no demand. Even if a further car boot sale were to commence operating the informed opinion of the County Highways Authority is that it is unlikely that the levels of movement could be severe enough to warrant a refusal of traffic impact grounds.

In assessing all the above it is considered that the alteration requested is acceptable.

RECOMMENDATION

To allow the variation of the Section 106 agreement dated 13 September 1999 made between South Somerset District Council, the trustees of Yeovil Agricultural Society and William Batten, Susan Batten and David Batten.

SUBJECT TO THE FOLLOWING:

Informatives:

01. A copy of this decision will be sent the Councils Land Charges Department and Legal Department so that they can remove the restriction from their records. A copy of this certificate should be retained and kept with the deeds of the property.

Agenda Item 13

Officer Report On Planning Application: 17/00807/FUL

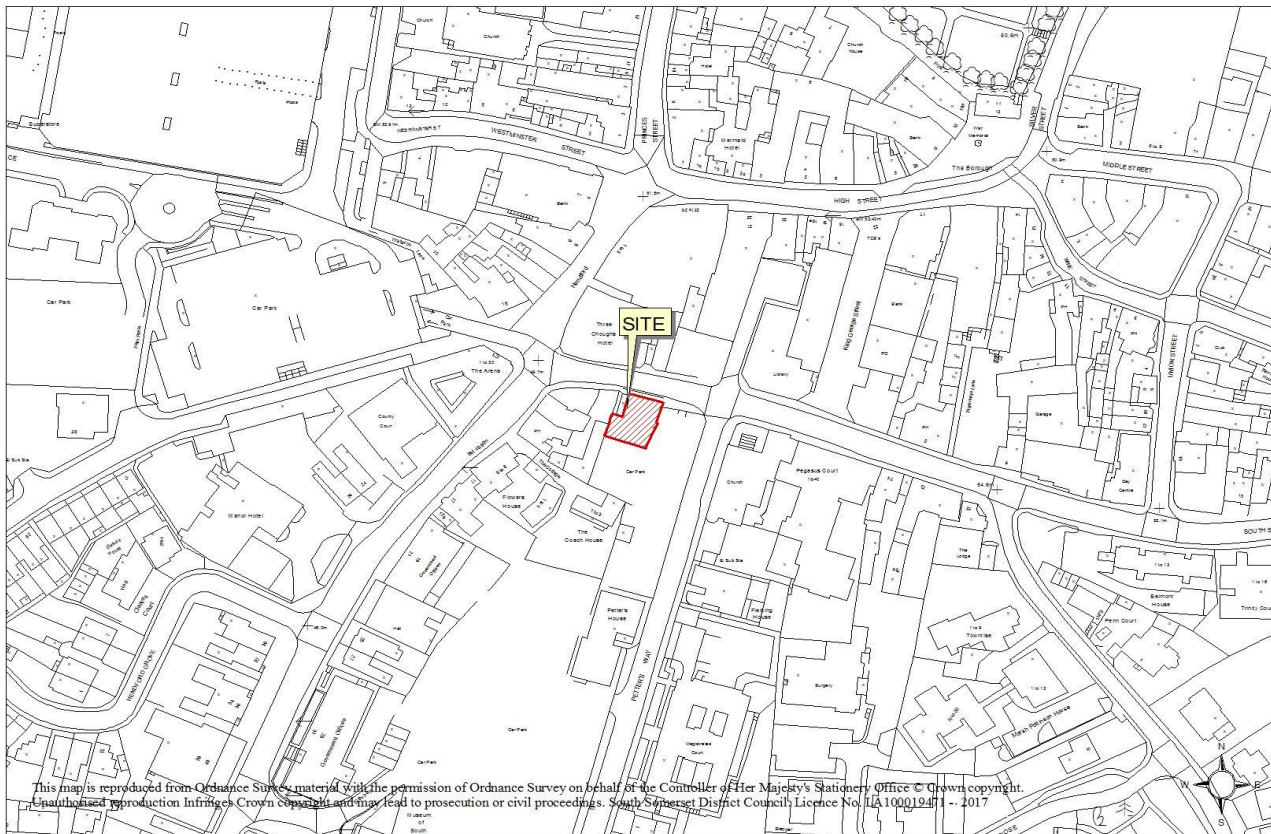
Proposal :	The conversion of second floor from bedrooms to a self contained flat and the installation of 3 No. rooflights (revised application)
Site Address:	80 South Street Yeovil Somerset
Parish:	Yeovil
Yeovil (Central) Ward (SSDC Member)	Cllr K Hussain Cllr A Kendall Cllr P Gubbins
Recommending Officer:	Andrew Collins – Planning Officer
Target date :	12th April 2017
Applicant :	Hatton Woods Properties Ltd
Agent: (no agent if blank)	James Ewart Fox 55 The Park Yeovil Somerset BA20 1DF
Application Type :	Minor Dwellings 1-9 site less than 1ha

Referral to Committee

This application is referred to the Area South Committee at the request of the Development Manager with the agreement of the Chair due to the Council's interest in the site as owner.

Site Description and Proposal





The site is located on South Street, adjacent to the public car park within the designated Conservation Area.

The property is a Grade II detached, two-storey building constructed of ashlar Ham stone with a Welsh slate roof.

The building was formerly operated as the Yeovil Arts Centre. However planning permission has been implemented to convert the ground and first floors into 4 self-contained flats.

Planning permission is sought to convert the top floor of the building into a self-contained 2 bed flat. Due to the restricted size of the staircase and ceiling height a new staircase is proposed and the historic ceiling is to be raised from 2m to 2.3m. As located in the roofspace there is restricted headroom in the space.

To the rear of the property 3 rooflights are proposed and these would be over the staircase, kitchen and be the only window in bedroom 2. The rooflight over the staircase would be a smoke vent rooflight.

The property is owned by the District Council but has been leased to a third party to manage the site. There are currently no car parking spaces and none are provided.

HISTORY

Lengthy planning history over time, but of relevance to this application;

17/00810/LBC - Internal and external alterations and the conversion of second floor from bedrooms to a self contained flat and the installation of a conservation roof light (revised application) - Pending consideration

16/03668/FUL - The conversion of second floor from bedrooms to a self contained flat and the installation of a conservation roof light - Application withdrawn - 23/01/17

16/03669/LBC - Internal and external alterations and the conversion of second floor from bedrooms to a self contained flat and the installation of a conservation roof light - Application withdrawn - 23/01/17

16/02170/S73A - Application to vary planning condition 2 (approved plans) of approval 15/04794/R3D to alter the internal layout of flat 2 and change of roof covering of rear lean-to - Application permitted with conditions - 29/06/16

16/01622/NMA - Non material amendment to planning approval 15/04794/R3D to alter internal layout of flat 2 and change roof covering at rear - Application Refused - 09/05/16

16/01613/R13 - The carrying out of internal and external alterations including change of roof materials at rear and removal of render to gable end - Application permitted with conditions - 31/05/16

15//04794/R3D - Alterations and conversion to form 4 flats - Application permitted with conditions - 29/01/16

15/04795/R13 - Alterations and conversion to form 4 flats - Application permitted with conditions - 29/01/16

14/01287/R3D - The carrying out of alterations to form a gallery/cafe/offices on the ground floor, formation of 2 No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits - Application permitted with conditions - 27/06/14

14/01288/R13 - The carrying out of alterations to form a gallery/cafe/offices on the ground floor, formation of 2 No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits - Application permitted with conditions - 22/07/14

05/01813/R13 - The demolition of outbuilding at rear of property - Application permitted with conditions - 21/02/2006

93/02628/FUL - THE DEMOLITION OF VARIOUS WALLS & OUTBUILDINGS, THE CARRYING OUT OF ALTERATIONS AND REPAIRS TO FORM NEW KITCHEN AND CONSERVATORY AND CONSTRUCTION OF A PATIO AREA - Application permitted with conditions - 02/12/1993

93/02625/FUL - THE CARRYING OUT OF ALTERATIONS, INCLUDING REPAIRS TO OUTBUILDING TO FORM CRAFT WORKSHOP AND ERECTION OF EXTENSION TO FORM KITCHEN - Application permitted with conditions - 27/10/1993

93/02622/FUL - ALTERATIONS, ERECTION OF A CONSERVATORY AND FORMATION OF A PEDESTRIAN ACCESS OFF OF THE MARKET - Application permitted with conditions - 15/04/1993

872724 - The carrying out of alterations and the erection of an extension to premises - Conditionally approved - 11/12/87

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.

South Somerset Local Plan (2006 - 2028)

On the 5th March 2015 this new local plan was adopted and constitutes the development plan. The most relevant policies are:-

SD1 - Sustainable Development
SS1 - Settlement Strategy
YV1 - Urban Framework and Greenfield Housing fro Yeovil
HG4 - Provision of Affordable Housing - Sites of 1-5 Dwellings
TA3 - Sustainable Travel at Chard and Yeovil
TA6 - Parking Standards
EQ2 - General Development
EQ3 - Historic Environment

National Planning Policy Framework

Chapter 1 - Building a Strong Competitive Economy
Chapter 2 - Ensuring the Vitality of Town Centres
Chapter 4 - Promoting Sustainable Transport
Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design
Chapter 12 - Conserving and Enhancing Historic Environment

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Other Relevant Considerations
Somerset Parking Strategy

CONSULTATIONS

YEOVIL TOWN COUNCIL - Recommend approval.

SOMERSET COUNTY HIGHWAYS - Standing advice applies

SSDC HIGHWAYS CONSULTANT - *"The conversion of bedrooms to a self-contained flat is unlikely to lead to a significant increase in traffic generation but given the town centre location of this site and the close proximity of public car parks, no highway objection is raised. It would be beneficial if sheltered and secure cycle parking could be secured for the proposed flat."*

ENVIRONMENTAL PROTECTION OFFICER - Has no comments

COUNTY ARCHAEOLOGIST - Limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.

CONSERVATION OFFICER - In the concurrent listed building application comments;

"This application has been submitted contrary to clear advice given in my two previous memos (relating to 16/03669/LBC). Through the course of the previous application the scheme was simplified to limit the number of alterations to which I needed to object. The previous amended scheme still proposed the complete replacement of the stair however, which was met with strong conservation criticism from me and Historic England. This revised application proposes a more intense arrangement

of accommodation at attic level, which includes raising the height of the ceiling, inserting rooflights and still includes the full replacement of the stair.

In terms of the principle of using the attic in this way I have raised concerns previously about the intensity of such a proposal, given that so much has already been squeezed out of the building. It was seen as positive that the attic did not form part of the initial scheme, especially as a previously consented dormer window was no longer needed. Although significant intervention was accepted on the two principle floors the attic floor and roofs of the building were to be left unaltered. The attic space has seen little alteration, and is a heavily constrained space. Although clearly used for domestic accommodation historically it has only had a storage function for the last few decades, most likely due to the very limited head height above the stair and low ceiling level within the room.

As before the Design & Access Statement is poor. It cannot be considered to demonstrate the required understanding of the significance of the building. Basic justification for the alterations proposed has been submitted, but it cannot be considered to be 'clear and convincing' as required by the NPPF.

The existing stair is to be completely removed. No attempt has been made to understand its age or historic interest. As I have advised previously historic stairs are significant components of an historic building. They provide good datable fabric, they tell us about the historic plan form and layout of the building, and are often of aesthetic value. Without any contrary evidence I suggest that it is most likely to be the original stair to the property, providing basic access to the attic floor, which was most likely used for staff accommodation. The full removal of the stair must be considered harmful to the significance of the building. This view is supported by the comments received by Historic England. The introduction of a replacement modern stair will harm our understanding of the building and the hierarchy of the different floors.

In addition to this the proposal before us includes the removal of the lathe and plaster ceiling. Again, without any evidence to the contrary this ceiling appears to be original to the building. The current ceiling defines a space of modest character, enhanced by its undulating appearance. The replacement ceiling will have a modern flat appearance and will give a very different aesthetic to the current space. So, this element of the scheme will result in the loss of historic fabric; it will harm the appearance of these modest spaces and will harm our understanding of the modest status of this attic floor.

The application also includes the installation of three rooflights. The exterior of the building is prominent and easily viewed on both sides from public areas. The current roof is unbroken and of aesthetic value. I am of the view that this will cause harm to the appearance of the building. I note that the middle rooflight will be a smoke vent, which will most likely look different than the other two - although no details have been provided.

I still maintain the view that the conversion of this upper floor does not constitute the 'optimum viable use' of the building due to the considerable level of harmful intervention necessary. The NPPF states that this harm must be weighed against the public benefit of the scheme, which I suggest is low given the very small size of the single residential unit that will be formed. I must therefore strongly urge you to refuse the application."

BUILDING CONTROL - "Looking at the plans and layout details.

- 1) *I am still concerned about the 2.000m headroom to the stairs and I can't really treat the proposal as a loft conversion so the stairs require to have a 2.000m headroom above their full width as they will be serving a flat or flats and I fail to see how this could be achieved.*
- 2) *There will need to be an opening smoke vent at the head of the stairs with a free area of 1.000m² direct to outside.*
- 3) *The separating floor will need to incorporate sound insulation quilt and the floor sound tested*

on completion as normal.

4) We would have to consult the Fire Service on the proposal once an application has been submitted.

Based on the above the critical problem is the headroom to the stairs so I would not be in a position to recommend approval."

REPRESENTATIONS

Site notice posted on site. No comments received.

CONSIDERATIONS

Principle

The site is located within the Urban Framework for Yeovil as detailed in Policy YV1. Therefore the principle is accepted suggested to other considerations.

Impact upon the Conservation Area / Visual Amenity

As the site is within the Conservation Area there is a requirement to either preserve or enhance the character or appearance of the Area. On the Southern elevation it is proposed to install 3 rooflight with one of them being a smoke vent. It is confirmed from Building Control that conservation smoke vent rooflights are not manufactured. They are thicker as open automatically when an alarm goes off or a switch broken. Therefore as such will have a different appearance and the conservation officer indicates that this could cause harm to the appearance of the listed building in the conservation area. Whilst acknowledging that previously a dormer has been granted this was not ideal and considered in the whole with the benefits of the scheme.

The Conservation Officer considers that the proposal for unequal rooflights would cause significant harm to the character of the building and the area.

As such the proposal fails to comply with Policy EQ3 of the South Somerset Local Plan or the aims and objectives of the NPPF.

Impact upon Residential Amenity

The proposed 2 bed flat is very small at 66m² (710 sq ft). This size is further compounded by the restricted ceiling height. This application seeks to increase the existing roof height from 2m to 2.2m. Even so, due to being within the roof space the area with a minimum height of 1.8m is only 41m² (441 sq ft). Also as a 2 bed flat this type of accommodation is likely to be more attractive to families. In considering all the above the proposal results in a cramped form of overdevelopment of this historic building. This development results in a poor living accommodation of future residents and fails to create a quality place. The lack of any private external amenity space further compounds the poor living environment. As such the proposal is contrary to Policy EQ2 of the adopted South Somerset Local Plan.

Car Parking

The proposals will provide 1no 2 bed flat in the property. No car parking spaces are proposed for the site. However the site is located in the town centre with a lot of shops, services and facilities. In addition, the site is next to the town's Council car parks.

The Somerset Parking Strategy states that in Yeovil 2 bed units should have 1 car parking space

'unless specific local circumstances can justify deviating from them.' It continues by stating that, "Development in more sustainable locations that are well served by public transport or have good walking and cycling links may be considered appropriate for lower levels of car parking provision." This location is precisely the location where this applies. On this basis the proposal complies with Policy TA6 of the South Somerset Local Plan.

Other Issues

This revised application is submitted in an attempt to address Building Regulations. An existing historic staircase currently gains access to the 2nd floor where historically it is considered would have served ancillary accommodation and more recently as storage. There is a requirement for a separate dwelling to have a head height of 2m across the whole width of the stairs. The submitted cross section shows that this cannot be achieved. Therefore even if the application was minded for approval, this application fails to meet the building control requirements.

Policies HG3 and HG4 of the adopted South Somerset Local Plan requires either on site provision of affordable housing (schemes of 6 or more units) or a financial contribution towards the provision of affordable housing elsewhere in the district. In May 2016 the Court of Appeal made a decision (SoS CLG vs West Berks/Reading) that clarifies that Local Authorities should not be seeking contributions from schemes of 10 units or less. It is considered that whilst policies HG3 and HG4 are valid, the most recent legal ruling must be given significant weight and therefore the Local Planning Authority are not seeking an affordable housing obligation from this development.

It is also noted that the Council is introducing a CIL Rate of £40 per square metre on 3 April 2017. The submitted plans show a floor area of 66m². Therefore at £40 per m² a CIL requirement of £2640 would be required.

Despite planning considerations, it has been confirmed that the proposals fail to meet the building regulations.

RECOMMENDATION

Refuse permission

SUBJECT TO THE FOLLOWING:

01. The proposal by reason of the size of the two bed flat and useable headroom will result in a poor, cramped form of over development to the detriment of future occupiers. As such the proposal is contrary to Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF, especially paragraph 61.
02. The proposal by reason of the insertion of 3 rooflights, of which 1 is a smoke vent rooflight of larger depth will result in a prominent, unbalanced visual impact upon an unbroken roof of aesthetic value will result in harm to the appearance of the Grade II listed building and fail to preserve or enhance the character or appearance of the designated Conservation Area. As such the proposal is contrary to Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF.

Informatives:

01. You are reminded of the comments of the Building Control Officer in their comments of 20 March 2017 in that the proposed new staircase fails to meet their legislation.

Agenda Item 14

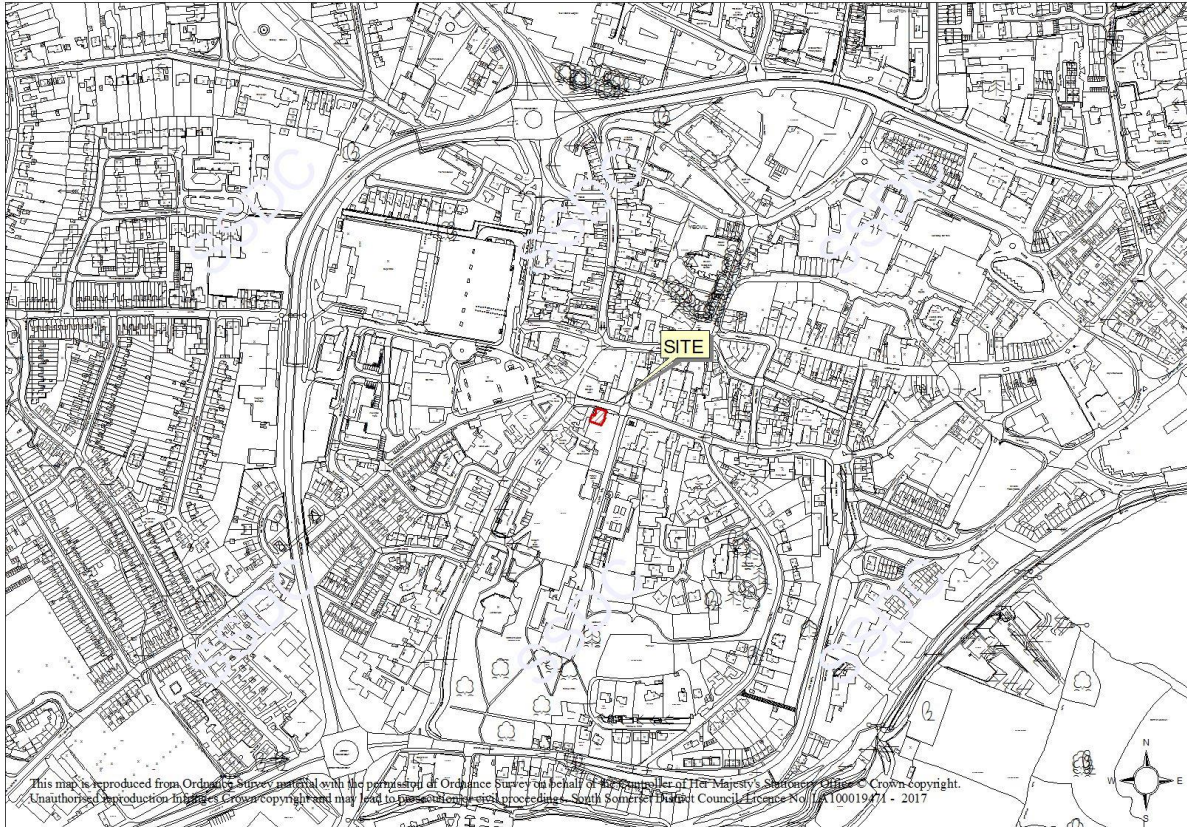
Officer Report On Planning Application: 17/00810/LBC

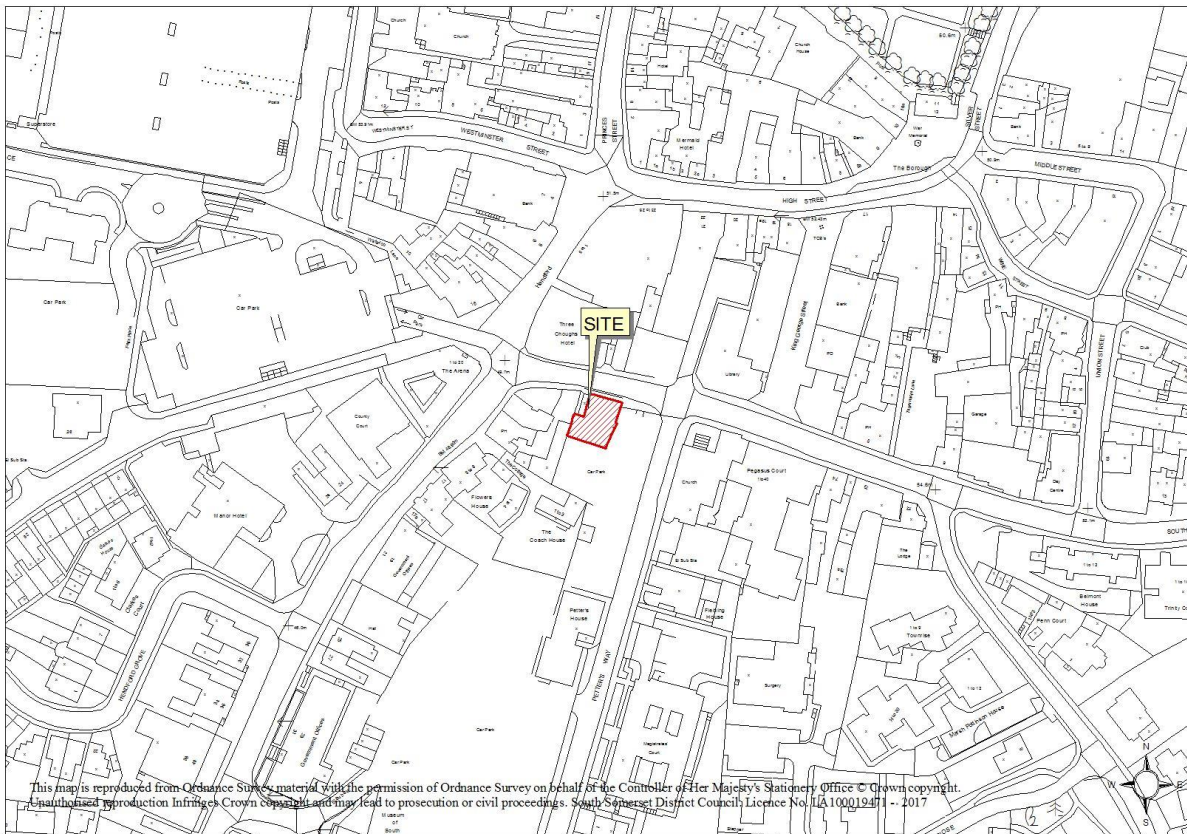
Proposal :	Internal and external alterations and the conversion of second floor from bedrooms to a self contained flat and the insertion of 3 No. rooflights to rear (revised application)
Site Address:	80 South Street Yeovil Somerset
Parish:	Yeovil
Yeovil (Central) Ward (SSDC Member)	Cllr K Hussain Cllr A Kendall Cllr P Gubbins
Recommending Officer:	Andrew Collins – Planning Officer
Target date :	12th April 2017
Applicant :	Hatton Woods Properties Ltd
Agent: (no agent if blank)	James Ewart Fox 55 The Park Yeovil Somerset BA20 1DF
Application Type :	Other LBC Alteration

Reason for referral to Committee

This application is referred to the Area South Committee at the request of the Development Manager with the agreement of the Chair due to the Council's interest in the site as owner.

Site Description and Proposal





The site is located on South Street, adjacent to the public car park within the designated Conservation Area.

The property is a Grade II detached two-storey building constructed of ashlar Ham stone with a Welsh slate roof.

Listed building consent is sought to convert the top floor of the building into a self-contained 2 bed flat. Due to the restricted size of the staircase and ceiling height a new staircase is proposed and the historic ceiling is to be raised from 2m to 2.3m. As located in the roofspace there is restricted headroom in the space.

To the rear of the property 3 rooflights are proposed and these would be over the staircase, kitchen and be the only window in bedroom 2. The rooflight over the staircase would be a smoke vent rooflight.

The property is owned by the District Council.

HISTORY

Lengthy planning history over time, but of relevance to this application;

17/00807/FUL - The conversion of second floor from bedrooms to a self contained flat and the installation of a 3 No. rooflights - Pending consideration

16/03668/FUL - The conversion of second floor from bedrooms to a self contained flat and the installation of a conservation roof light - Application withdrawn - 23/01/17

16/03669/LBC - Internal and external alterations and the conversion of second floor from bedrooms to

a self contained flat and the installation of a conservation roof light - Application withdrawn - 23/01/17

16/02170/S73A - Application to vary planning condition 2 (approved plans) of approval 15/04794/R3D to alter the internal layout of flat 2 and change the roof covering of rear lean-to - Pending Consideration

16/01622/NMA - Non material amendment to planning approval 15/04794/R3D to alter internal layout of flat 2 and change roof covering at rear - Application Refused - 09/05/2016

15/04794/R3D - Alterations and conversion to form 4 flats - Application permitted with conditions - 29/01/16

15/04795/R13 - Alterations and conversion to form 4 flats - Application permitted with conditions - 29/01/16

14/01287/R3D - The carrying out of alterations to form a gallery/cafe/offices on the ground floor, formation of 2 No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits - Application permitted with conditions - 27/06/14

14/01288/R13 - The carrying out of alterations to form a gallery/cafe/offices on the ground floor, formation of 2 No. bedsits on the first floor and creation of a dormer extension and conversion of roof space to create 2 No. bedsits - Application permitted with conditions - 22/07/14

07/03410/R13 - Painting of a mural on east elevation - Reg3/4 District - permitted with conditions - 13/12/2007

05/01813/R13 - The demolition of outbuilding at rear of property - Application permitted with conditions - 21/02/2006

93/02627/LBC - THE DEMOLITION OF VARIOUS WALLS & OUTBUILDINGS, THE CARRYING OUT OF ALTERATIONS AND REPAIRS TO FORM NEW KITCHEN AND CONSERVATORY AND CONSTRUCTION OF A PATIO AREA (LISTED BUILDING CONSENT) - Application permitted with conditions - 02/12/1993

93/02624/LBC - DEMOLITION OF GARAGE, FORMATION OF HARDSTANDING AREA AND ERECTION OF A BRICK WALL - Application permitted with conditions - 25/05/1993

93/02623/LBC - DEMOLITION OF VARIOUS WALLS AND OUTBUILDINGS, ALTERATIONS, ERECTION OF A CONSERVATORY AND FORMATION OF A PEDESTRIAN ACCESS OFF OF THE MARKET - Application permitted with conditions - 15/04/1993

872725 - LBC - The carrying out of alterations and the erection of an extension to premises - Conditionally approved - 11/12/87

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

Paragraph 132 of the NPPF: Chapter 12 - Conserving and Enhancing Historic Environment is

applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application

The policies of most relevance to the proposal are:

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

EQ3 - Historic Environment

National Guidance
National Planning Policy Framework

Chapter 12 - Conserving and Enhancing Historic Environment

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

CONSULTATIONS

YEOVIL TOWN COUNCIL - Recommend approval.

CONSERVATION OFFICER - *"This application has been submitted contrary to clear advice given in my two previous memos (relating to 16/03669/LBC). Through the course of the previous application*

the scheme was simplified to limit the number of alterations to which I needed to object. The previous amended scheme still proposed the complete replacement of the stair however, which was met with strong conservation criticism from me and Historic England. This revised application proposes a more intense arrangement of accommodation at attic level, which includes raising the height of the ceiling, inserting rooflights and still includes the full replacement of the stair.

In terms of the principle of using the attic in this way I have raised concerns previously about the intensity of such a proposal, given that so much has already been squeezed out of the building. It was seen as positive that the attic did not form part of the initial scheme, especially as a previously consented dormer window was no longer needed. Although significant intervention was accepted on the two principle floors the attic floor and roofs of the building were to be left unaltered. The attic space has seen little alteration, and is a heavily constrained space. Although clearly used for domestic accommodation historically it has only had a storage function for the last few decades, most likely due to the very limited head height above the stair and low ceiling level within the room.

As before the Design & Access Statement is poor. It cannot be considered to demonstrate the required understanding of the significance of the building. Basic justification for the alterations proposed has been submitted, but it cannot be considered to be 'clear and convincing' as required by the NPPF.

The existing stair is to be completely removed. No attempt has been made to understand its age or historic interest. As I have advised previously historic stairs are significant components of an historic building. They provide good datable fabric, they tell us about the historic plan form and layout of the building, and are often of aesthetic value. Without any contrary evidence I suggest that it is most likely to be the original stair to the property, providing basic access to the attic floor, which was most likely used for staff accommodation. The full removal of the stair must be considered harmful to the significance of the building. This view is supported by the comments received by Historic England. The introduction of a replacement modern stair will harm our understanding of the building and the hierarchy of the different floors.

In addition to this the proposal before us includes the removal of the lathe and plaster ceiling. Again, without any evidence to the contrary this ceiling appears to be original to the building. The current ceiling defines a space of modest character, enhanced by its undulating appearance. The replacement ceiling will have a modern flat appearance and will give a very different aesthetic to the current space. So, this element of the scheme will result in the loss of historic fabric; it will harm the appearance of these modest spaces and will harm our understanding of the modest status of this attic floor.

The application also includes the installation of three rooflights. The exterior of the building is prominent and easily viewed on both sides from public areas. The current roof is unbroken and of aesthetic value. I am of the view that this will cause harm to the appearance of the building. I note that the middle rooflight will be a smoke vent, which will most likely look different than the other two - although no details have been provided.

I still maintain the view that the conversion of this upper floor does not constitute the 'optimum viable use' of the building due to the considerable level of harmful intervention necessary. The NPPF states that this harm must be weighed against the public benefit of the scheme, which I suggest is low given the very small size of the single residential unit that will be formed. I must therefore strongly urge you to refuse the application."

HISTORIC ENGLAND - "We commented on earlier iterations of a scheme to convert the attic floor of this grade II listed town house into a self-contained flat. The lower floors have already been converted into four self-contained flats for local needs housing.

As we stated in our previous comments, the staircase to the upper floor does not currently comply with

Building Regulations, and therefore it is proposed that this will be replaced so that the required headroom is provided. The staircase appears to be in its original location and probably contains original fabric, although the bannisters to the attic rooms have already been lost. It is central to the house and is the same form as the staircase from ground to first floor, which has been retained. Historic England would not object in principle to the conversion of the attic rooms, although the conversion of this modest town house into five flats appears very intensive. Notwithstanding this, we feel that the removal of the staircase is regrettable in that it will entail the loss of both the form and fabric of the original stair and convincing justification for this harm has not been provided. We commented in our previous response that should an alternative solution be available which retains the staircase in situ, we would wish this to be considered, although it is appreciated that this may necessitate the upper floor being left unconverted.

The current conversion scheme is yet more intensive than that previously considered, as it now seeks to provide a two bedroom flat within the attic with three roof lights in the south roof slope. We therefore maintain and reiterate our previous concerns regarding the intensity of the conversion and the lack of detailed justification for the impact on the significance of this listed building.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 128, 132 and 134 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice."

REPRESENTATIONS

Site notice posted on site. None received.

CONSIDERATIONS

Impact upon the Conservation Area

As the site is within the Conservation Area there is a requirement to either preserve or enhance the character or appearance of the Area. On the Southern elevation it is proposed to install 3 rooflight with one of them being a smoke vent. It is confirmed from Building Control that conservation smoke vent rooflights are not manufactured. They are thicker as open automatically when an alarm goes off or a switch broken. Therefore as such will have a different appearance and the conservation officer indicates that this could cause harm to the appearance of the listed building in the conservation area. Whilst acknowledging that previously a dormer has been granted this was not ideal and considered in the whole with the benefits of the scheme.

The Conservation Officer considers that the proposal for unequal rooflights would cause significant harm to the character of the building and the area.

As such the proposal fails to comply with Policy EQ3 of the South Somerset Local Plan or the aims

and objectives of the NPPF.

Impact upon the historic or architectural interests of the listed building

The Conservation Officer raises objections and Historic England raise strong concerns over the proposals. Limited information has been provided on the proposed works and certainly not significant information to assess the alterations on the character of the listed building as required under paragraph 128 of the NPPF.

Internally major alterations are proposed in order to gain improved access and improve the head height. The changes include the formation of a new staircase from the first to second floor. This staircase is on the historical alignment and is considered to be an original staircase. The new staircase is deemed necessary to increase the head height in an attempt to meet the Building Regulation requirements. However concern has still be raised over the meeting of these requirements. No assessment or justification has been made over the stair and its contribution to the architectural character of the building. Notwithstanding this the introduction of a new modern stair on a different alignment will harm the character of the listed building.

It is also proposed to increase the height of the existing ceiling with the removal of historic lathe and plaster ceiling. No evidence has been submitted to assess the age of the ceiling but is considered to be historic and therefore appears original to the building. Raising the ceiling will result in the loss of historic fabric and alter the character of and the size of the room which is considered to be detrimental to the listed building.

The proposed changes to the building will have a significant adverse impact upon the historic or architectural character of the building that has not been justified.

The Conservation Officer and Historic England have also raised concerns over the overall intensification of the proposed use. This combined with the significant harm identified means that this application cannot be supported.

No details have been submitted with the application to justify any wider public benefit that this schem would bring about.

As such the proposals are contrary to Policy EQ3 of the South Somerset Local Plan and the aims and objectives of the NPPF.

RECOMMENDATION

Refuse consent

SUBJECT TO THE FOLLOWING:

01. The proposal by reason of the intensity of the development on the second floor compounded by the loss of historic staircase and ceiling will result in the unjustified loss of historic fabric and harm to the detriment of the character and appearance of the Grade II listed building. There are no public benefits submitted that are considered to outweigh this harm. As such the proposal is contrary to Policy EQ3 of the adopted South Somerset Local Plan (2006 -2028) and the aims and objectives of the NPPF, especially paragraphs 128, 132 and 134.
02. The proposal by reason of the insertion of 3 rooflights, of which 1 is a smoke vent rooflight of larger depth will result in a prominent, unbalanced visual impact upon an unbroken roof of aesthetic value and will result in harm to the appearance of the Grade II listed building to the detriment of its character and fail to preserve or enhance the character or appearance of the

designated Conservation Area. As such the proposal is contrary to Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF.

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;
- o offering a pre-application advice service, and
 - o 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 was advised that the proposal did not accord with the development plan and that there were no material planning considerations to overcome the significant concerns caused by the proposals.

Agenda Item 15

Exclusion of the Press and Public

The Committee is asked to agree that the following item (agenda item 12) be considered in Closed Session by virtue of the Local Government Act 1972, Schedule 12A under paragraph 3: "Information relating to financial or business affairs of any particular person (including the authority holding that information)." It is considered that the public interest in maintaining the exemption from the Access to Information Rules outweighs the public interest in disclosing the information.

Agenda Item 16

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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