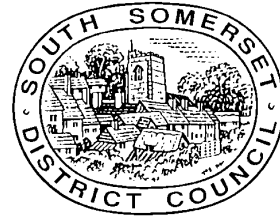


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 14th June 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 Monday 5th June 2017.

Ian Clarke, Director (Support 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 14 June 2017

Agenda

Preliminary Items

1. Minutes of previous meeting

To approve as a correct record the minutes of the previous meetings held on 3rd May 2017 and 18th May 2017.

2. Apologies for absence

3. Declarations of Interest

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

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

Planning Applications Referred to the 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. **Community Safety - Yeovil One Team** (Pages 6 - 13)
8. **Community Offices Update Report** (Pages 14 - 17)
9. **Area South Committee Working Groups and Outside Organisations- Appointment of Members 2017/18 (Executive Decision)** (Pages 18 - 23)
10. **Scheme of Delegation - Development Control - Nomination of Substitutes for Chairman and Vice Chairman (Executive Decision)** (Page 24)
11. **Area South Forward Plan** (Pages 25 - 27)
12. **Schedule of Planning Applications to be Determined by Committee** (Pages 28 - 29)
13. **Planning Application 17/01396/FUL - Coker Firs 141 West Coker Road Yeovil** (Pages 30 - 42)
14. **Planning Application 17/01316/FUL - 88 Southville Yeovil** (Pages 43 - 50)

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

Community Safety – Yeovil One Team

Assistant Director: Helen Rutter, Communities
Lead Officer: Steve Brewer, Community Safety Co-ordinator
Contact Details: Steve.brewer@southsomerset.gov.uk 01935 462945

Purpose of the Report

To summarise the work of the 'Yeovil One Team' and the development of this multi-agency initiative, drawn together, to protect and improve the quality of life for people living, working or visiting Yeovil.

Public Interest

This report provides an outline of the multi-agency team that come together to collaboratively tackle issues that can have a detrimental effect on the wellbeing of persons in Yeovil. Members work together on issues that single agencies have been unable to deal with successfully, not looking to replace or duplicate resources the team look to add value to the outcomes through close partnership working at a local level, and solve problems. By sharing resources, knowledge, skill and intelligence the team look to find sustainable solutions to long standing or existing and emerging issues.

Recommendation

That the report be considered and noted.

Background

Early in 2014 Yeovil Central Ward was identified by analysis, from the Avon and Somerset Constabulary Operating Model, to have the highest demand for policing services across Somerset East Policing Area. In addition to this, Yeovil Central ward was in the top half of the deprivation indices across the South West. Other agencies also identified Yeovil as having issues that are not so apparent in other communities within South Somerset.

It was found that one third of the top demand locations for the South Somerset policing area are within the Yeovil Central ward and have the potential to negatively affect the quality of life for residence, the experience for visitors and shoppers and people enjoying the Night Time Economy in Yeovil town.

The multiplicity of agencies, partnership arrangements, responsibilities and individual teams involved in delivering services in Yeovil Central mean that there is no single detailed overview of the pull on services, or effective overview on how partners are tackling the core reasons for the demand for services.

While crime rates, in recent years, have dropped considerably in Yeovil Central they are again starting to increase. The beat continues to have relatively high rates of crime and anti-social behaviour.

Analysis of demand show police resources are increasingly pulled towards dealing with consequences of possible earlier failures, in care, service access, community resilience, vulnerability of victims, drugs and alcohol abuse, shoplifting, missing people, and mental health.

Building on the existing resources and structures the multi-agency team was pulled together in June 2014 with an overarching aim of the Yeovil One Team to develop an integrated model of neighbourhood service delivery to reduce demand and prevent crime and disorder within the Yeovil Central Beat:

- Using shared intelligence and knowledge base to develop a single vision and plan to tackle the causes of crime, anti-social behaviour and deprivation in Yeovil Central Ward.
- Align frontline staff from different services in a single, dedicated team and hub, building capacity to deliver improvements for the community.
- Reduce crime, anti-social behaviour and fear of crime, and proactively tackle associated causes and cycles of local deprivation.
- Provide additional support for victims of Domestic Abuse that sit below MARAC interventions, and repeat victims of crime.
- Target the cause of top demand locations, offenders and victims.
- Build community resilience and increases early intervention to reduce overall demands and cost of delivering public services in Yeovil.

Measurement of success was to be through the level of reported crime which was expected to reduce and the lowering of demand from the identified top demand locations. Additional measures continue to be developed to reflect the various agencies input.

Yeovil One Team

The Operational Group first met in September 2014 and has maintained weekly meetings ever since. Currently led and chaired by Police Sargent Claire Leonard.

The Tactical Group (Management) was formed in January 2015 and has maintained Monthly meetings to support and direct operations. Cllr Tony Lock is the lead and Chair of the Group.

The Tactical Group has an overview of the team and give a steer to the operations adding additional expertise at a management level and maintain direct interaction with the operational team. This structure of meetings is working and will continue for the foreseeable future.

Over the time the group has gained members, improved communication and awareness of services available in the area.

The types of services operating within Yeovil One include:

- Police services
- Licensing
- Yeovil Crime Reduction Partnership
- Radio Link
- Community Safety
- Housing Providers and Services
- Environmental Protection
- Community Development
- Regeneration
- Street Scene
- Car Parks
- Fire & Rescue
- Trading Standards
- Town Council
- Drug and Alcohol services
- Education
- CCTV
- Business
- Mental Health Services
- Yeovil District Hospital
- Citizens Advice
- Family support services

- Third Sector

Other agencies, teams and services are called on and are invited to meetings to help with specialisms within their area of expertise.

Delivery

The One Team is able to assist in a wide ranging mix of issues within the community brought forward by any of the partners. Some of which are listed:

- Targeted Response to Anti-Social Behaviour
- Burglary Reduction
- Vulnerable and repeat victims
- Retail Theft
- Regeneration
- Domestic Violence
- Drugs Abuse and Legal Highs
- Safeguarding the vulnerable
- Youth Diversion
- Employment
- Training/Education
- Money Management
- Environment
- Tenant Management
- Communication
- Information sharing
- Crime Reduction and prevention
- Reduce calls on service

The weekly operational meetings continue to be held at the Yeovil Fire Station, being able to provide a suitably sized meeting space. Informal meetings in the form of 'task and finish' groups and communication between agency staff happens as and when required to deal with issues or take initiatives forward with feed back to the weekly group and in turn to the Monthly Tactical group. Each meeting is recorded against a pre-arranged agenda by the administrator Charley Dawes. External funding has been allocated for the temporary administrator's position to be funded until the end of 2018.

It is not the One Team's place to monitor the day to day on-going work of the agencies that make up Yeovil One but assist with issues that have not been satisfactorily dealt with through problem solving and use of resources.

The operational team have achieved a great deal in the year with some examples being identified below:

- Continuing to reduce call on services
- Prolific offenders offered co-ordinated services and or enforcement
- Licensing Enforcement and preventative interventions
- Removal of persistent drinkers and beggars from town centre
- Design and distribution of leaflet to offer help
- Dealing with persistent nuisance youths
- Improving landlord interventions
- Developed theft prevention protocol with shops and stores
- Set up visible deterrents in town centre and beyond
- Working closely with housing providers with difficult clients

- Opened communication channels
- Improved partnership working
- Interventions with supply of controlled substances
- Improved co-ordination and use of the public CCTV system and radio link
- Secured additional funding
- Maintained crime figures at the same level as previous year
- Continue to reduced reported shoplifting in Yeovil
- Obtained civil injunctions on prolific offenders
- Set up a temporary winter night shelter

Project Vision

The Yeovil One Team strap line 'Working together to improve neighbourhood Community Safety' represents an overall vision and mission of the team which is:

Through co-ordinated delivery, protect and improve the quality of life of people living, working, or visiting the Yeovil One Area.

Through this co-ordinated delivery we are able to tackle issues that act as indicators to depravity, including:

- Crime
- Anti-social Behaviour
- Unemployment
- Poor Health and Substance misuse
- Low income
- Poor education, training or skills
- Limited access to services
- Poor living environment
- Lack of confidence or self-esteem.

The main objective of the team is:

Develop and maintain a One Team collaborative approach to service delivery in the Yeovil One area, achieving improved outcomes and reduction in service demand.

Statutory agencies, community, voluntary services, charities and communities themselves have a role to play in tackling deprivation. Yeovil One is not looking to replace or duplicate this work but to add value to the outcomes through the sharing of information, knowledge skills, and resources to problem solve issues and find sustainable long term solutions.

Project Approach

Yeovil One integrated model of neighbourhood service delivery seeks to establish and deliver through four main principals.

- **Use shared intelligence and knowledge** – to pool information and deal with problematic issues through early and effective interventions.
- **Deliver key community priorities**, including a reduction in crime, ASB, fear of crime and proactively tackle associated causes and cycles of deprivation.
- **Empower the community** to enable local residents, workers, community groups and visitors to gain in confidence to take a more proactive role in helping to inform/manage service delivery within their areas and build resilience.

- **Align frontline staff** from different agencies – into a co-ordinated one team for the public sector and voluntary/community sector to work together, which aims to deliver improved outcomes for individuals, families and the local area, as well as significant efficiencies and cost savings to the public sector purse.

Governance Structure

Yeovil One has an Operational Group and is supported by a local Tactical Group which oversees the activity and defines direction and focus. The strategic lead currently sits with the Safer Somerset Partnership.

Key Performance Indicators

There are a number of Performance indicators that have been measured through 2017, in part, as justification of the financial contribution by the Police Crime Commissioner through the Safer Somerset Partnership of £6000, Fire Service £3370 and SSDC £3830

The Key Performance indicators achieved can be seen as:

1). The Yeovil One Team measured progress through recorded crime figures and interventions delivered.

Overall crime figures for the area of operation as recorded by Police.UK show a similar figure to the previous year where upon a reduction of 10% was achieved.

2). Yeovil One facilitated meetings to look at issues where individual agencies have not been able to solve an issue by developing a multi-agency response and/or calling on other services as required.

12 Tactical and 50 Operational meetings achieved in the year.

3). Extending geographical coverage of the Yeovil One Team.

Part of the Yeovil Area East Ward is now being covered and other areas where it is thought that a joint partnership approach will be beneficial.

4). It is the intention of the group to extend the operational area still further.

Partners agreed the Yeovil One Team will identify priorities to concentrate effort if required in and around anywhere in Yeovil.

5). Develop an internet based communication tool by building on existing structures so that members are able to update and access up to date information.

Yeovil Crime Reduction Team maintains and operates an intranet communication secure system that has been identified as a valuable tool for Yeovil One Partners to tap into. A formal agreement is in place and all partners have access to the system which has seen improved use and input.

6). Develop administration systems to record activity, track progress and evaluate actions.

The original dedicated administration support service is now funded to support the operational and Tactical Group teams until the end of 2018.

Further, more coordinated, Indicators will be considered for development and monitoring when identified through the Safer Somerset Partnership who are dedicating a resource to Somerset One Teams.

Finance

During 2016 Yeovil One benefitted from a financial contribution of more than £13,000. This money has been fully allocated on projects and administration services.

There is anticipation that further funding, for the 2017/18 financial year and thereafter to maintain the support structure and fund further resources, be sought.

If unsuccessful the group would still be able to continue operationally but with much restricted activity.

Partnerships Links

Yeovil One is made up of partners delivering services locally, across Somerset and beyond. The Team have cognisance of the wider partnership arena and strategies for tackling issues within the County. As part of the governance arrangements, Yeovil One has a link into the Safer Somerset Partnership and will seek to report any activity which is having a positive or negative impact on outcomes in relation to those areas of business.

Yeovil One will also seek to influence its members to report back to their agencies and report to other service providers or relevant groups within their area of activity.

Sustainability

It is seen that this type of close, local partnership working should continue. To this end the Tactical group wish to see Yeovil One continue and wish to facilitate the delivery through to at least 2020.

It is thought that over a sustained period of time, real, measurable and sustained outcomes will deliver tremendous benefits to the community and partners alike.

Consultations

Yeovil One will seek to use organised events and initiatives to consult with the public in reference to issues and planning activities. This may involve partners attending pre-arranged events or possibly organising specific activities such as the recent 'Night of Action' giving advice and guidance to the night time economy.

Marketing and Public Relations

It is not the intention of Yeovil One to be seen as a branding of services or develop into a recognised formal partnership but to maintain and facilitate partners working together with shared aims and activities.

The Yeovil One logo is used to identify activity and documents related to the team's activity rather than a brand that needs to be recognised by the community. It is seen that each individual agency will maintain its own communication and access points for the community.

Any press release, PR submissions or other media communications put forward by Yeovil One for distribution will be passed to the Tactical Group Chair for authorisation and possibly be reviewed by the corporate relations team at South Somerset district Council.

When a partner releases information to the media, where Yeovil One has had some direct involvement, it is requested that Yeovil One be identified and receives a mention.

Legal Considerations

To facilitate effective collaborative working, all agencies involved are required to share information and intelligence in accordance with the legislative framework. The local data sharing agreement is in place and is signed by any person wishing to be involved in activity or receive information about Yeovil One operations.

Yeovil One is a collaborative approach to working and has no formal legal identity. Finance is held on behalf of the team by South Somerset District Council. Following the Tactical Groups authorisation to spend or allocate finance the existing South Somerset District Council finance procedures are followed.

Forward Planning

Given that Yeovil One is to continue, at least, through to 2020 there is a need for the Tactical Group to carry out continual planning to identify the best way forward and look at the ongoing funding, management, and resource requirements.

Key Performance indicators (KPIs), on which to monitor progress include.

- Crime and ASB Yeovil Central
- Crime and ASB Yeovil Outer
- Crime and ASB Yeovil Combined
- Crime and ASB Yeovil East
- Crime and ASB Yeovil One (New) Area
- Public CCTV Activity
- Top Reported Incident Locations
- Yeovil Crime Reduction (through KPIs)
- Operational Activity
- Operational Resources and Membership
- Funding.

The Tactical Group continue to build on the already identified positive nature of Yeovil One which includes:

- Timely action
- Swift response
- Sharing information
- Working with partners to solve problems
- Knowing the person to contact
- Debating issues
- Different capabilities can be combined to reach a solution
- Problem Solving
- Reactive and Proactive
- Can do attitude wanting to solve problems.
- improved positive outcomes

Financial Implications

There are no direct financial implications as operations are using existing resources and budgets. There may be a need in the future for the Yeovil One Team to seek funding for resources or operational imperatives and would therefore place bids to receptive organisations.

Corporate Priority Implications

The Council plan states:

Vision – South Somerset: a place where business flourish, communities are safe, vibrant and healthy; where residents enjoy good housing and cultural, leisure and sporting activities.

Target support to areas of need.

Help keep our communities safe.

Some areas of Yeovil are in the 20% most deprived in the county.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

There is little implication to carbon emissions.

Equality and Diversity Implications

There are no implications for equality and diversity.

Background Papers:

None identified

Agenda Item 8

Community Offices Update 2016/17

Director: Ian Clarke, Support Services
Assistant Director: Helen Rutter, Communities
Service Manager: Natalie Fortt, Area South Lead
Lead Officer: Lisa Davis, Community Office Support Manager
Contact Details: lisa.davis@southsomerset.gov.uk 01935 462746

Purpose of the Report

To update Area South Committee on the footfall/enquiry figures across the district for the period April 2016 through to the end of March 2017.

Recommendation

Members are asked to note and comment on the contents of this report

Background

The community offices are located in Petters House, Yeovil, Crewkerne, Chard, Ilminster, Langport and Wincanton and are managed by the Community Office Support Manager and Deputy Community Office Support Manager. There are 13 (9.5FTE) Community Support Assistants (CSA) across the team who provide customer access to services at the six Community offices. They also provide vital project and administrative support to the Area Development Teams.

The main SSDC services that customers visit our offices for are:

Housing and Council Tax Benefits	Receipt, verification and scanning of applications forms and evidence, general advice and guidance
Council Tax	Advice and guidance on moving in/out of area, discounts and exemptions and instalment plans, processing of payments (debit cards)
Homefinder (online social housing service)	Help with accessing the Homefinder service and weekly bidding process
Waste and Recycling	Advice on collection days, missed collection reports, ordering of new/replacement bins, garden waste payments
StreetScene	Report litter, fly tipping, dead animals, discarded needles, dangerous and stray dogs, dog fouling and graffiti
Community Protection	Report pest problems (rats, wasps, insects)
Horticulture	Report problems with shrub / tree / hedge maintenance
Planning/Building Control	Hand out application forms, view applications online
Community Safety	Recording incidents

Not all offices have exactly the same facilities either due to location or number of customers.

- Cash machines are available in Petters House and Chard.
- There is free public computer access in Petters House, Chard, Crewkerne & Wincanton allowing customers to access online services through self-service or assisted self-service.
- Free phone access to SSDC services in Petters House, Chard & Wincanton
- All offices are co-located with other authorities/agencies.
- All front offices have a hearing loop.
- All offices are fully accessible, except for Ilminster where it hasn't been possible to fully adapt.

The community offices provide a face to face service and enables customers to receive advice and assistance to many SSDC services, as well as the ability to refer or signpost to other agencies where necessary. They ensure vulnerable members of the community and those who find it difficult or unable to contact the council by other means are able to fully access our services.

As well as the community offices, increasingly customers will access SSDC services over the phone and/or via the SSDC website. The number of services available online is increasing.

All Community Support Assistants are trained to deal with the wide range of front office enquiries and are able to cover any community office ensuring that full opening hours are maintained across the district. Generally there is only one member of staff on the front desk, but back up support is provided in the busier offices (Petters & Chard) to help reduce customer waiting time.

The Community Support team have access to the online referral system which enables them to refer customers as appropriate to the Welfare Benefits team and outside agencies such as CAB, SSVCA. There is a weekly surgery held by the Welfare Benefits team in the Crewkerne Community office and the Welfare Benefits Advisors provide support and advice to many of the visitors to the front office. They work closely with the Community Support team to raise awareness of the benefits that people may be entitled to. During 2016 - 17 the team made around 160 Welfare benefit referrals.

The team also have the ability to support the Contact Centre by answering calls from the area offices in order to help reduce call waiting times during busier periods.

Highlights

- Area South (Petters House) saw a total of 9584 customers and visitors in 2016 -17. A reduction of 15% from the previous year with a 16% reduction for core services (Housing Benefit, Council Tax, Housing & Homelessness and Refuse & Recycling). Across the Community Offices the overall footfall has reduced by 11% with core service footfall reducing by 13% from the previous year.
- Web transactions have increased by 10% from the previous year. It should be noted that this is a lower increase compared to last year but during 2015-16 there was a large increase in the number of web services made available.
- It should be noted that the offices at Petters House, Chard & Wincanton have their own bookable meeting rooms and visitors for meetings are included as part of the reception duties footfall and therefore part of the overall footfall figures.
- 67% of Petters House customers (excluding visitors) came in for benefits help, queries, or to provide additional information/evidence in support of their benefit applications.
- During 2016 - 17 there were 3,018 benefit application forms received by SSDC, this is a reduction of 11.8% from 2015 – 16. Of this number 29% of applications were received online, compared to 20% in 2015 -16.
- The Benefits team have enhanced the on-line provision of their forms and receipt of evidence and customers are encouraged to apply for Housing Benefit online rather than being issued with a paper form.
- Universal Credit was fully rolled out across South Somerset in April 2017, this means that anyone of working age who has a rent liability no longer claims housing benefit from the Council. Instead they claim Universal Credit from DWP who from June 1st will notify us of

anyone claiming that has a liability for Council Tax. The Community Support Assistants are assisting customers who are digitally challenged with online Universal Credit claims in the community offices at Petters House, Chard and Wincanton.

- Cash machine transactions have reduced in Petters (7,511 transactions – a decrease of around 1,400 from the previous year) in Chard (5,809 transactions – a decrease of around 700 from the previous year). Transactions at Brympton Way cash machine for 2016-17 were 2,879, which is an increase of around 400 from the previous year. The number of customers paying their Council Tax by Direct debit has increased with approximately 69% of bills now being paid by Direct Debit (this is a 4% increase from last year).

Customer satisfaction

Our annual customer satisfaction survey was completed in March 2017

Customer age group analysis

16-29	18%
30-44	26%
45-59	24%
60-74	24%
75+	7%

The team once again received a 99% satisfaction score of Good or Very Good relating to the overall service received

97% of customers rated the waiting time before being seen as Good or Very Good

99.6% rated the knowledge of the staff as Good or Very Good

98% of customers said that the CSA had been able to provide the information or help that was needed with the other 2% of customers being referred to another agency.

Comments received from customers on help provided and the service office included:

“Service was excellent”

“Very helpful people”

“Could open on Saturday mornings”

“I think on the budget SSDC have it is as good as it gets”

“Customer service was great”

“I think the service is as good as it gets and always a pleasure visiting the office”

“Longer opening hours”

Customers were also asked why they had chosen to call at the office rather than using another office, phone us or use our website

64% of customers said the office was near to their home, 3% did not have access to a computer or website access on their phone and 8% said they found it easier to communicate face to face due to speech, hearing or language problems

33% of customers have used the SSDC website in the past and 23% said they have not used the website because they have no internet access

73% prefer to visit the community office

Comments received from customers on why they use the offices:

"I prefer to come to the office, despite not having any of the access difficulties"

"Easier face to face as they can tell you what's what and help"

"I like contact in person"

"Required to provide documents"

"Had to bring in proof"

The Future

In the coming months the Council's Transformation Programme will focus on the needs and preferences of customers using the network of community offices. In the meantime we will continue to work with other SSDC services to ensure that we are fully aware of any changes and that the Community Support Assistants have the knowledge and access to the systems to provide the best possible front facing service. With an increase in digital access there is a continuing need to support customers to access services online and raise awareness of alternative methods to access information and services to ensure that service provided best meets the needs of the customer.

Financial Implications

None arising directly from this report.

Council Plan Implications

Focus on Health and Communities. Continue to provide Welfare Benefits support and advice to tackle poverty for our vulnerable residents.

Carbon Emissions & Climate Change Implications

Reduce carbon emissions by increasing awareness of local offices and use of alternative methods of contact i.e. online transactions

Equality and Diversity Implications

All front desk services are accessible, except our Ilminster office, which can only be improved if alternative suitable premises can be found.

Background Papers: *Community Office Update 2016*

Agenda Item 9

Area South Committee Working Groups and Outside Organisations – Appointment of Members 2017/18 (Executive Decision)

Director: Ian Clarke, Support Services
Service Manager: Angela Cox, Democratic Services Manager
Lead Officer: Jo Boucher, Democratic Services Officer
Contact Details: jo.boucher@southsomerset.gov.uk or 01935 462011

Purpose of the Report

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

Recommendations

The Committee is asked to:

1. appoint members to serve on these groups and panels for the municipal year 2017/18.
2. review and appoint members to the outside organisations as set out in the report. M

Area South Panels and Working Groups

The following table shows the internal working groups, and their memberships, appointed by this Committee for the municipal year 2016/2017. The Committee is asked to decide whether to re-establish the groups for the new municipal year and agree the memberships of each of the groups.

Organisation	Representatives 2016/2017	Lead Officer	Frequency of meetings
Area South Community Forum	Tony Lock Peter Gubbins	Natalie Fortt	Three times a year
*Yeovil Town Enhancement Group	Mike Lock John Clark Tony Lock David Recardo Wes Read Gina Seaton Sarah Lindsay Andy Kendall	Marie Ainsworth	One meeting a year (June/July) or more if required.
Middle Street and Sherborne Road Enhancement	Mike Lock Tony Lock David Recardo Peter Gubbins Andy Kendall	Marie Ainsworth	*Please note this group has now been combined with the Yeovil Town Enhancement Group.
Yeovil Market Improvement Group	Peter Gubbins Cathy Bakewell Gina Seaton Mike Lock Nigel Gage Sarah Lindsay	Marie Ainsworth	6 monthly

Birchfield Group	Yeovil East and Yeovil Without Ward Members	Natalie Fortt	Annual meeting (June)
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Outside Organisations

The organisations and groups to which representatives have been appointed by this Committee are set out below. Members will be aware that they reviewed this list of organisations in October 2013 and made several recommendations towards the final policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies, which was adopted by District Executive on 1st May 2014.

Members are now asked to review and appoint members to the outside organisations for 2017/18, having regard to the adopted policy. Please be aware that those appointed should make verbal reports at the Area South Committee as appropriate and prepare a short annual report on request on the activities of the organisation to which they are appointed. Further information is attached at Appendix A.

Organisation	Representation 2016/2017	Representation 2017/2018
Access For All	Vacant	
Abbey Community Association	Alan Smith	
John Nowes Exhibition Foundation	Peter Seib	
South Somerset MIND	Andy Kendall	
Wyndham Trust (Yeovil)	Peter Seib	
Yeovil Crematorium and Cemetery Joint Committee	Nigel Gage Graham Oakes Gye Dibben	
Yeovil in Bloom Gardeners Market Steering Group	Tony Lock	
Yeovil One	Tony Lock	
Yeovil Sports Club Board of Management	Gye Dibben	
Preston School Strategic Management Group	David Recardo Wes Read	
Yeovil Vision Board	Peter Gubbins David Recardo One further Councillor, to be invited at the Chairman's discretion when required	
Westfield Community Association	John Clark	

Financial Implications

None for Area South Committee. Mileage claimed by Councillors attending meetings of outside bodies to which they are appointed is approximately £1,000pa and is within the existing budget for

Councillors travelling expenses held by Democratic Services. There may be a small saving resulting from any decision to reduce the number of SSDC appointed outside bodies, however, a number of Councillors do not claim any mileage for their attendance at these meetings.

Council Plan Implications

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

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

Carbon Emissions and Climate Change Implications

None

Equality and Diversity Implications

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

Background Papers

Minute 15, Area South Committee, 5 June 2013

Minute 184, District Executive, 1 May 2014

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

Area South Committee Working Groups and Outside Bodies – Appointment of Members 2017/18

Area South Outside Bodies Information

Name of Organisation	Contact Name	Contact Details	Number of Council Nominees	Period of Appointment	Aims & Objectives	Legal Status	Status of Councillor	Frequency of Meetings	Insurance	Venue of Meetings
Abbey Community Association	Mr R Jackson, Honorary Secretary	19 Burroughs Avenue, Yeovil, Somerset, BA21 3JT 01935 474584	1	1 Year	To advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life.	Charitable Trust	Charity Trustee	2nd Wednesday in the month	Legal Defence costs £250,000, Employers Liability £10,000,000, Public/ products liability	Abbey Community Centre
John Nowes Exhibition Foundation	Joanne Smith	Mansion House, Yeovil, BA20 1EP	1	1 Year	To give educational grants for individuals in the Yeovil Area ages 16-25	Charitable Trust	Trustee	October		
Access for All	Sallie Leveridge	20 South Street, Yeovil, Somerset, BA20 1QE, 01935 706766	4	1 Year	To improve the quality of life for disabled people in South Somerset, by improving access to services, facilities, buildings, leisure, transport and the countryside.	Registered charity	Observer	Bi-monthly forum meetings first Tuesday of Month	Professional Indemnity Insurance	Council Chamber, Brympton Way or Yeovil Town Council
South Somerset Mind		Unit 4, Yeovil Small Business Centre, Houndstone Business Park, Yeovil Somerset BA22 8WA	1	1 Year	To provide services which improve mental health.	Charity	Board Member/ Observer	3rd Monday of every month at 6.30pm		The Markwick Centre, Yeovil

Name of Organisation	Contact Name	Contact Details	Number of Council Nominees	Period of Appointment	Aims & Objectives	Legal Status	Status of Councillor	Frequency of Meetings	Insurance	Venue of Meetings
The Wyndham Trust	Joanne Smith	Mansion House, Princes Street, Yeovil BA20 1EP 01935 846185	1	1 Year	To promote the education of children & young people in Yeovil in the history, archaeology and anthropology of Yeovil and the South and West parts of the county of Somerset.	Charitable Trust	Ex-officio Trustee	2 per year		Battens Solicitors
Yeovil Crematorium and Cemetery Joint Committee	Amanda Card, Town Clerk	Yeovil Town Council, 19 Union Street, Yeovil 01935 382424	4	1 Year	Responsible for overseeing the management and operation of Yeovil Crematorium and Yeovil Cemetery			Quarterly basis. Wednesdays at 7.00pm		Yeovil Town Council
Yeovil in Bloom Gardeners Market Steering Group	Amanda Card, Town Clerk	Yeovil Town Council, 19 Union Street, Yeovil 01935 382424	1	1 Year	Responsible for overseeing the organisation and management of the Yeovil in Bloom initiative			Mondays at 4.30pm		Yeovil Town Council
Yeovil Sports & Social Club Board of Management	David Paulley, Secretary	Yeovil Sports & Social Club, Johnson Park, Coronation Avenue, Yeovil, BA21 3DX, 01935 474433	1	1 Year	The association in a social club of members interested in all amateur sports and pastimes and to promote and encourage the same. The provision and maintenance of a Clubhouse and ground and equipment.	Unincorporated Trust	Board Member	Second Wednesday each month at 7.30pm	Public Liability, Employers Liability, Club Executive Liability	Clubhouse, Johnson Park
Preston School	Gregg Morrison,	Monks Dale,	2	Until position resigned	To ensure community use of the leisure	Trust	Member of SMG	Once per school term		Preston School

Name of Organisation	Contact Name	Contact Details	Number of Council Nominees	Period of Appointment	Aims & Objectives	Legal Status	Status of Councillor	Frequency of Meetings	Insurance	Venue of Meetings
Strategic Management Group	Principal	Yeovil, Somerset, BA21 3JD			facilities in line with the signed Shared Use Agreement, overseeing service delivery and monitoring the operation and financial performance of the leisure facilities.					Academy

Agenda Item 10

Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice Chairman (Executive Decision)

Director: Martin Woods, Service Delivery
Lead Officer: As above
Contact Details: Martin.woods@southsomerset.gov.uk or (01935) 462071

Purpose of the Report

As the Council has entered a new municipal year, the Committee is asked to review the appointment of two members to act as substitutes for the Chairman and Vice Chairman in the exercising of the Scheme of Delegation for planning and related applications. The current member substitutes are Councillors Peter Seib and Tony Lock.

Recommendation

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

Background

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

"A ward member makes a specific request for the application to be considered by the Area Committee and the request is agreed by the Area Chairman or, in their absence, the Vice-Chairman in consultation with the Development Manager. (This request must be in writing and deal with the planning issues to ensure that the audit trail for making that decision is clear and unambiguous). In the absence of the Chairman and Vice-Chairman there should be nominated substitutes to ensure that 2 other members would be available to make decisions. All assessments and decisions to be in writing."

Financial Implications

None as a direct result of this report.

Background Papers: Minute 36, Council meeting of 21st July 2005

Agenda Item 11

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
5th July 2017	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
	Market Improvement Strategy	Update Report – Confidential	Natalie Fortt, Area Development Lead - South
	<i>Yeovil Refresh Workshop</i>	<i>Update on the ongoing work regarding the Yeovil Refresh (session to follow the formal committee meeting)</i>	<i>Helen Rutter, Assistant Director (Communities)</i>
2nd August 2017		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	
6th September 2017	Arts and Entertainment Services Update Report	Annual Update Report	Adam Burgan, Arts & Entertainment Manager
	Yeovil Vision Update Report	Update on Yeovil Vision	Helen Rutter, Assistant Director (Communities)
	One Public Estate Programme	Update report	Nena Beric, Project Manager
	Social Care Services	Update report on the current position of the Social Care Services	SCC
4th October 2017	Environmental Health Services Update Report	Annual Update Report	Alasdair Bell, Environmental Health Manager

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
	Section 106 Monitoring Report	Six Monthly update report	Neil Waddleton, Section 106 Monitoring Officer
	Countryside Service Update Report	Annual Update Report	Katy Munday, Countryside Manager
1st November 2017	Somerset Highways – maintenance programme	A six monthly update report on the current and expected highways maintenance programme in Area South	Mike Fear, Assistant Highway Service Manager, South Somerset Highways
	Affordable Housing Development Programme	The purpose of this report is to update members on the likely outturn position of the Affordable Housing Development Programme in relation to Area South	Colin McDonald, Corporate Strategic Housing Manager
TBC	Western & Eastern Corridor Improvements	Update of the Western & Eastern Corridor Improvements	SCC

Agenda Item 12

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
13	COKER	17/01396/FUL	Removal of existing garage and erection of a detached dwellinghouse	Coker Firs 141 West Coker Road Yeovil	Mr & Mrs B Delves
14	YEOVIL EASTL	17/01316/FUL	The erection of a new dwelling with associated car parking	88 Southville Yeovil	Hayz Herman

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 13

Officer Report On Planning Application: 17/01396/FUL

Proposal :	Removal of existing garage and erection of a detached dwellinghouse.
Site Address:	Coker Firs 141 West Coker Road Yeovil
Parish:	East Coker
COKER Ward (SSDC Member)	Cllr G Seaton Cllr Cathy Bakewell
Recommending Case Officer:	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
Target date :	19th May 2017
Applicant :	Mr & Mrs B Delves
Agent: (no agent if blank)	Alan J Young Ltd The Lodge Penn Hill Yeovil BA20 1SF
Application Type :	Minor Dwellings 1-9 site less than 1ha

Reason for Referral to Committee

This application is referred to the Area South Committee at the request of the Ward Members with agreement of the Area Chairman due to the public interest in the application.

Site Description and Proposal





The site is located on the southern side of West Coker Road, approximately 100m to the east of the Bunford Hollow Roundabout. The application site is part of the property previously known as Coker Firs (No.141) West Coker Road. The existing property has recently been sold to a third party and this property is now known as The Oaks.

The host property is a substantial red-brick detached dwelling with mock-Tudor detailing located within a large linear curtilage and double garage to the side.

The frontage of the site adjoins West Coker Road where there are a significant group of trees subject to a group tree preservation order. A recessed vehicular access exists at the western of the site with access onto West Coker Road with gravelled driveway meandering through the trees.

The general context to the site is distinctive insofar as it adjoins other large detached properties to the east within substantial grounds and wooded frontages on West Coker Road, but to the west adjoins properties facing onto Nash Lane. Here the streetscene is universally bungalows/chalet bungalows dug into the sloping ground from the rear garden of Coker Firs to the lane.

Full planning permission is sought to erect a 2 storey detached dwelling (plot 1) on the site of the existing double garage located to the west of the existing dwelling.

In detail the proposed 2 storey dwelling is similar, but slightly larger to that previously approved under application 10/04538/FUL. The provision of an integral garage and larger bedroom 1 at first floor results in a larger dwelling.

The application is supported with a Design and Access Statement and a Tree Report.

During the course of the application questions have been raised about land ownership at the front of the site. The agent has confirmed that this land is within land owned by Somerset County Council as

Highways Authority. On this basis at a late stage Certificate B has been served on the County Council.

Also an amended plan has been received showing a blue line i.e. all other land within the applicants ownership.

HISTORY

16/05373/FUL - Improvements to access into the site, construction of new garage to existing house, construction of detached dwelling and alterations to existing garage. Construction of new driveway and three bungalows (Revised application) - Refused - 22/02/17

16/02974/FUL - Alteration to access arrangements into the site, construction of new garage to existing house, construction of detached dwelling and alterations to existing garage. Construction of new driveway and three bungalows. - Application Withdrawn - 17/08/2016

13/01429/TPO - Application to fell 3 No. Sycamore Trees, 1 No. Macrocarpa Tree, 1 No. Oak Tree and 1 No. Ash Tree under South Somerset District Council Tree Preservation Order 2012 (EACO 2). - Application permitted with conditions -22/05/2013

10/04538/FUL - Alterations and the erection of a detached dwellinghouse with associated access and parking - Application permitted with conditions - 18/03/2011

05/01913/FUL - The erection of a two storey extension to dwellinghouse (Renewal of 00/01917/FUL) - Application permitted with conditions - 17/08/2005

00/01917/FUL - The erection of a two storey extension to dwellinghouse - Application permitted with conditions - 10/10/2000

00/00118/FUL - The erection of a single storey extension to dwelling - Application permitted with conditions - 02/03/2000

790155 - The erection of a bungalow and double garage on land adjoining Coker Firs, Nash Lane, Yeovil - 22/03/79

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

SS4 - District Wide Housing Provision

SS5 - Delivering New Housing Growth

YV1 - Urban Framework and Greenfield Housing for Yeovil

HG4 - Provision of Affordable Housing - Sites of 1 - 5 Dwellings

TA3 - Sustainable Development at Chard and Yeovil

TA5 - Transport Impact of New Development

TA6 - Parking Standards
EQ2 - General Development
EQ3 - Historic Environment
EQ4 - Biodiversity
EQ5 - Green Infrastructure

National Planning Policy Framework

Chapter 4 - Promoting Sustainable Transport
Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design
Chapter 11 - Conserving and Enhancing the Natural Environment

National Planning Practice Guidance

Paragraph: 031 Reference ID: 23b-031-20160519 (This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014). This basically says that contributions should not be sought for developments less than 10 dwellings.

Other Relevant Considerations

Somerset Standing Advice
Somerset Parking Strategy

CONSULTATIONS

East Coker Parish Council - *"The East Coker Parish Council note that nothing in this new planning application changes their objections noted to you for the previous application, made in 2010 and they have also taken into consideration the objections and comments from the surrounding residents."*

In 2010 the Parish Council made the following comments,

Parish Council carefully looked at the amended application but considered that the proposed dwelling would still be threatening and overbearing to neighbouring properties in Nash Lane. Therefore they consider it to be overdevelopment of the site causing loss of privacy and light and an intrusion into their everyday amenities as stated in your policy. Drainage will still be a significant problem for lower properties.

It is considered that this development would also adversely affect the character and streetscene of the area as it would impact on the view from either direction.

Due to public reaction, the Parish Council wish to have this application called in and dealt with by Area South Committee.

West Coker Parish Council (neighbouring) - *"West Coker Parish Council would support East Coker Parish Council comments based on their appraisal of the full information with regards to proximity of the proposed dwellinghouse to neighbouring bungalows on Nash Lane."*

County Highway Authority - *"I refer to the above-mentioned planning application received on 10 April 2017 and after carrying out a site visit have the following observations on the highway and transportation aspects of this proposal:-*

I am aware that that there have been previous applications on the site and most recently the Highway

Authority did not raise an objection to the proposal of up to 3 additional bungalows, ergo, it would be unreasonable to raise an objection to this application on traffic generation as this represents a decrease of vehicle movements over the previous application.

The applicant has provided a total of 4 car parking spaces which is in line with the Somerset Parking Strategy (SPS). The SPS also comments on bicycle storage and one bicycle space should be provided for each bedroom.

The applicant should make sure that there is sufficient space available to enable vehicles to park and turn within the site. This would enable vehicles to enter the highway in a forward gear which would help prevent a potential highway safety concern.

The access is deemed sufficient for the proposed level of vehicle movements from this application and is likely to not place the highway over capacity.

Taking the above into account, the Highway Authority does not wish to raise an objection to the application, however, should planning permission be granted then I would recommend that [...] conditions are imposed"

SSDC Highways Consultant - Refers to the comments of the Highways Authority.

Ecologist - Has no comments or recommendations to make

Archaeologist - On the previous application (16/05373/FUL) made the following comments, *"The development lies to the east of an area, which is known to contain a Romano-British settlement (Nash Lane). The remains of at least one building was uncovered. Associated coins and other artefacts including pottery dating indicate a settlement date range between 2nd-4th centuries AD. For this reason I recommend that the applicant be required to provide archaeological monitoring of the development and a report on any discoveries made as indicated in paragraph 141 of the National Planning Policy Framework. This should be secured by the use of model condition 55 attached to any permission granted."*

Tree Officer - *"Though brief mention has been made regarding tree protection measures, a Tree Protection Plan and Arboricultural Method Statement has not been submitted. However, subject to careful measures; I have reasonable confidence that the proposed scheme is viable without there being any need to cause significant harm to the protected trees. If consent is to be granted, I'd be grateful if you would consider imposing the following [conditions]."* Conditions suggested.

Engineer - On the previous application (16/05373/FUL) made the following comments. On the basis of the agent confirming that the starting point would be to utilise soak away drainage for the rainwater collection and if inadequate soil porosity was available an agreement with Wessex Water would be sort.

It is likely that a system of attenuation could be provided whereby below ground storage crates are installed to hold storm water in an appropriate location before slowly discharging to the storm water drainage system. This proposal would follow the program of Sustainable Urban Drainage Systems (SUDS) preferred by the Environment Agency.

Agrees with the theory suggested but would be useful to see some evidence to back that up or some design details. Suggests the imposition of a condition.

Wessex Water - No records of pipes, sewers etc crossing the site. Points of connection to be agreed at the detailed design stage.

REPRESENTATIONS

12 letters of representation have been received with a solicitor representing 3 properties (2, 2A and 4 Nash Lane) and the following concerns have been made;

- Is not considered to be a sustainable form of development as fails to satisfy the environmental or social role of the NPPF.
- The site is a substantial property and large grounds which compliments buildings to the east. Including on the site protected trees. The Nash Lane bungalows are smaller properties and the proposals would be detrimental to the quality of built environment in the area.
- A previous permission, for a single dwelling (10/04538/FUL) included a condition relating to obscure glazing and this is essential but this would not overcome concerns regarding overbearing.
- The proposals would have an adverse effect on the bungalows in Nash Lane due to loss of amenity due to overlooking / loss of light, loss of television signal and flooding / drainage issues.
- The proposal would be seriously detrimental to the streetscene due to loss of a tree and the proposal would be an alien feature in the area.
- Overbearing of neighbouring properties especially Plot 1.
- Proposal would be out of character with the area and appear as if been squeezed into the site.
- Overshadowing of bungalows at lower level in Nash Lane.
- Surface water drainage concerns.
- The erection of Plot 1 would close up the visual gap in the streetscene and blur the boundary between Furzy Knap properties and adjacent properties contrary to the local distinctiveness.
- The previously approved application has subsequently lapsed and should not be given material weight due to subsequent changing policy.
- Loss of landscape view from neighbouring bungalows.
- Concerns over subsidence due to changing levels between the site and Nash Lane.
- Overdevelopment of the site as the dwelling feels it is being squashed into the site.
- Concerns over the future as whilst No. 141 has been sold the majority of the rear area is still within the ownership of the applicant.
- Obscure first floor windows are proposed. How can this be retained?
- Questions over land ownership details of the visibility splays.
- Closeness of access to roundabout could cause problems.

ENVIRONMENTAL IMPACT ASSESSMENT

None required.

CONSIDERATIONS

Principle

The site, whilst located within East Coker Parish is detailed in the adopted Local Plan as being within the Urban Framework for Yeovil as shown on the Yeovil Inset Map. This map considers the built form for the settlement of Yeovil and therefore regardless of the Parish has identified the Urban Framework for the greater Yeovil area. This Policy requires that 5,876 dwellings are located within this area. As such the proposal has to be considered against Policy YV1 as opposed to Policy SS2.

This policy states;

"Within the overall provision of at least 7,441 dwellings at Yeovil, 5,876 dwellings are anticipated in the

Urban Framework of the town, and 1,565 dwellings at the Sustainable Urban Extensions."

In considering this the principle of development in this location is accepted.

It is also noted that as at July 2016 it was recorded in the Five-year Housing Land Supply Update that the Council's supply was just over 4 years, 2 months. The Council, at present, therefore cannot demonstrate a five-year supply of deliverable housing land.

Visual Amenity / Character of the Area

There is a contrast in the pattern and form of development between West Coker Road, incorporating the development site, and Nash Lane to the west. The immediate character of West Coker Road from Nash Lane to Placket Lane is characterised by large detached two-storey dwellings in spacious plots along the road frontage with large rear curtilages and wooded frontages. This is in contrast to the denser development of bungalows / chalet bungalow on the eastern side of Nash Lane, which are in proportionally smaller plots, more formally address the street and have garages dug into the ground. The properties themselves are up a flight of steps. To the rear their gardens continue to rise towards the application site.

Representation has been questioned in relation to the weight a previous lapsed permission can be given. In 2010 permission (10/04538/FUL) was granted for a 2 storey dwelling on a similar location to Plot 1. It is correct that this permission has lapsed and was before the NPPF and Local Plan were adopted. However similar policies existed at the time in relation to the character of the area and this building and form was deemed to be appropriate. On this basis a dwelling in this location is not considered to have an adverse effect upon the character of the area as suggested by objectors.

In this instance, due to protected trees on the road frontage, the existing access is to be retained to access the site. The existing access is located at the western end of the road frontage and the 2 storey dwelling is proposed to be located immediately to the south of the existing access.

Residential Amenity

There is a levels difference between the application site and the existing bungalows / chalet bungalows and their gardens in Nash Lane to the west. The site slopes steeply down to the west of the application site. The submitted information shows a details survey of the neighbouring property to the east, No 139 however no details have been shown on the survey drawing even identifying the bungalows in Nash Lane, let alone any detailed levels information. Notwithstanding this lack of information, the impact upon the properties in Nash Lane can be assessed in terms of residential amenity and the concerns expressed during the course of the application.

Concerns have been expressed over the form of the dwelling, overlooking and its proximity to neighbouring properties. Save for a larger wing facing 2A Nash Lane this dwelling is the same as approved under application 10/04538/FUL. This application was granted and its impact assessed including the condition requiring that first floor windows on the southern elevation be obscure glazed. A similar condition can be imposed now. In addition planting is proposed to the south and west to further minimise the impact.

Concerns have been expressed over the proximity of the proposed dwelling to the neighbouring bungalow. The proposed dwelling is a 'T' shape and the proposed dwelling is to wrap around the existing site of the garage. The dwelling is to be located 8.6m from the southern boundary and 3.2m from the western boundary. No gable windows are proposed on the western elevation. In noting that the existing garage is located on the boundary and has clear windows facing directly to the neighbouring properties this arrangement is considered to be appropriate. The dwelling is to be 7m from the boundary with the existing house and 1.8m high close boarded fence between the two properties. This arrangement is

deemed to be acceptable.

Neighbour comments have been received regarding the potential loss of television signal. With current technology and anyone requiring either freeview or a satellite this can only be given very limited weight and would not be an overriding reason for refusal.

Concerns have also been expressed over loss of view of landscaping / trees from the bungalows. Loss of private views is not a material planning consideration and therefore cannot be given any weight.

In considering residential amenity the proposal is considered to comply with Policy EQ2.

Trees

Trees on the road frontage are covered by a Tree Preservation Order. This revised application has proposed that access to the site should be via the existing access as opposed to the formation of a new access in the middle of frontage, as shown on withdrawn application 16/02974/FUL. This arrangement has been discussed with the Council's Tree Officer and the access drive near the existing trees is shown as being widened. This has resulted in detailed information being provided showing the surface treatment through this area and tree protection measures. In order to facilitate this access improvement it is proposed to remove a protected Beech tree. This aspect has also been discussed with the Council's Tree Officer, who agrees to its removal. Other Beech trees on the site have previously fallen down in high winds and as such this remaining tree is more vulnerable than before. Recently replacement tree planting at the front of the site has been undertaken to replace trees that have fallen / been removed with consent. On this basis the proposal is acceptable in relation to the impact upon protected trees.

Surface Water Drainage

Concerns have been expressed by the neighbours in relation to surface water drainage especially the topography, the alleged sandy soils and the provision of soakaways on the site. Under application 10/04538/FUL a report was submitted which detailed drainage, the disposal of surface water and cause of previous problems. This information is not something that changes over time, such as ecology report and is deemed to still be of relevance today. This application was also accompanied with a detailed drainage scheme. This agreed a rainwater harvesting system to the garden area of the new house with an overflow to an area in the rear garden on the existing house. The agent has confirmed that the same approach could be had here with the overflow to the soak away in the retained rear garden area or below the front drive of the house.

It is also noted by the agent that the garage building has a roof area of 75m² and the new dwelling has a roof area of 98m². Therefore the proposal has an extended area of 23m² and rainwater currently is dealt with on site. As such this extended size is likely to be easily dealt with on site.

Alternatively, the agent has detailed that an alternative would be to utilise soak away drainage for the rainwater collection and if inadequate soil porosity was available an agreement with Wessex Water would be sort.

It is likely that a system of attenuation could be provided whereby below ground storage crates are installed to hold storm water in an appropriate location before slowly discharging to the storm water drainage system. Whilst initially raising concerns over the use of soakaways in this area and suggesting that some evidence to back up the design details, the Council's Engineer suggest a condition could be imposed to resolve this matter before work commences. Therefore on the basis of the expert advice, a suitable form of drainage can be achieved on site. This matter can be conditioned to ensure that an acceptable scheme can be implemented. Also it is considered necessary to limit the amount of hardstanding to that shown on the plans with the removal of PD rights.

Archaeology

As detailed above, the County Archaeologist has not raised an objection or required any assessment of the site at this time. Instead a condition is proposed regarding monitoring of the site. Therefore this can be adequately conditioned and such a procedure would comply with the NPPF.

Highways

Under the Somerset Parking Strategy the site is located within Zone B and sufficient parking on site is proposed for the existing and proposed dwellings. The proposal has been considered by the County Highways Authority and the access, vehicle movements, parking and turning has been assessed.

Whilst concerns have been expressed regarding the access and the proximity of the Bunford Hollow Roundabout, it is noted that the County Highways Authority do not have a concern over this. Also it is noted that the access currently exists, has sufficient visibility splays for a 30mph road and there are other accesses along this part of the road.

Ownership of this land has been clarified during the course of the application. Land Registry details have been provided by a neighbour detailing the extent of the ownership to the front of the site. This corresponds with the highway record provided by the agent via the County Highways Authority. Therefore despite information provided by the agent representing the new owners of No 141, land ownership details are clearly with the land controlled by the Highways Authority. Certificate B has now been signed and served on the Highways Authority.

The proposal is thus considered to comply with TA5 and TA6 of the South Somerset Local Plan.

Other Matters

It is noted that electricity wires cross the site. Western Power Distribution has been consulted on this matter. No comments have been received at the time of writing the report. But in considering that a previous scheme was granted with the same arrangement this matter can be dealt with by informative.

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.

CIL

This development is CIL liable at £40 per m² and in this respect Form O has been filled in.

Planning Balance / Summary / Conclusion

The site is located within the Urban Framework for Yeovil as shown on the Yeovil Inset Map and therefore the principle of developing the site is accepted. However that does not mean that all schemes put forward on these sites are acceptable.

The assessment of sustainable development is needed as detailed in the NPPF. Economic benefits would be achieved from the developing the site, social benefits would arise through the provision of additional dwellings in a sustainable location and environmental benefits can be achieved through the retention of trees, landscape enhancement on the site and minimising travel in a deemed sustainable

location.

The site has previously had a permission granted for it and whilst planning policy is slightly different the proposal complies with these matters. It is noted the area identified in YV1 is the main area of growth for the District and in considering the Council's shortfall in housing provision there are considered to be no strong reasons for resisting this proposal. Therefore the proposals are deemed to be acceptable.

RECOMMENDATION

Grant permission

01. Notwithstanding the concerns and objections raised, the proposal represents an efficient use of land within the urban framework of Yeovil and an appropriate form of development that respects the character of the area and causes no demonstrable harm to residential amenity in accordance with Policies SD1, SS1, YV1, TA5, TA6 and EQ2 of the adopted South Somerset Local Plan (2006- 2028) and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: 3944/SD01 Rev A received 5 May 2017.

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

03. No works shall be undertaken on the finished walls and roofs, fenestration, rainwater goods or boundary treatments unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority;

- a) materials and colour finish (including the provision of samples) to be used for all external walls and roofs;
- b) materials and colour finish (including the provision of samples) to be used for all windows and doors;
- c) details of the recess for all windows and doors;
- d) the design and materials of eaves/verge details plus rainwater goods; and
- e) details of all boundary treatments.

Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

04. Prior to the first occupation of the dwelling hereby approved the bathroom and bedroom 3 first floor windows in the rear (south) elevation shall be fitted with obscure glass and in the case of the bedroom 3 window shall be fixed shut and in the case of the bathroom window installed as per the approved plan so the top half of the window is a top hung opening; all of which shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of residential amenity to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to this building without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the area and in the interests of neighbouring amenity to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the area and in the interests of neighbouring amenity to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no garages or other outbuildings shall be erected other than those expressly authorised by this permission.

Reason: To safeguard the character and appearance of the area and in the interests of neighbouring amenity to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no further areas of hardstandings within the application site, including driveways and patios, than those shown on the approved plans.

Reason: To ensure surface water issues are not exacerbated by additional hard surfaces to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

09. No works shall be carried out unless foul and surface water drainage details to serve the development, incorporating Sustainable Urban Drainage (SUDs) principles and rainwater harvesting, have been submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure the site benefits from proper drainage to accord with the aims and objectives of the NPPF.

10. No development hereby approved shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: In the interests of archaeology in accordance with Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF.

11. Prior to commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree protection measures shall be prepared by a suitably experienced and qualified arboricultural consultant in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction and submitted to the Council for their approval. The submitted tree protection scheme shall include details relating to specially engineered hard-surfacing and the installation/routing of any required below-ground utility services. Upon approval in writing from the Council, the agreed tree protection measures shall be made ready for inspection. The approved tree protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing and signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve existing landscape features (protected trees) in accordance with policies EQ2, EQ4 and EQ5 of the adopted South Somerset Local Plan (2006 - 2028).

12. The dwelling hereby approved shall not be occupied unless there has been submitted to and approved in writing by the Local Planning Authority, a scheme of tree and shrub planting. Such a scheme shall specify the use of UK-provenance planting stock, the planting locations, numbers of individual species, sizes at the time of planting, details of root-types/volumes, e.g. whether "cell-grown" or "container-grown" and the approximate date of planting. The installation details regarding ground preparation, staking, tying, strimmer-guarding and mulching shall also be included within the scheme. All plantings and installations comprised in the approved details shall be carried out within the next planting season following the commencement of any aspect of the development hereby approved; and if any trees or shrubs which within a period of fifteen years from the completion of the development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced by the owner of the development in the next planting season with trees/shrubs of the same approved specification, in the same location; unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the planting of new trees and shrubs in accordance with the policies EQ2, EQ4 and EQ of the adopted South Somerset Local Plan (2006 - 2028).

13. Prior to the occupation of the dwelling hereby approved the existing garage shall be removed and the site and the levels restored in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual and residential amenity to accord with policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028)

14. The areas allocated for access, parking and turning on the submitted plan shall be kept clear of obstruction at all times and shall not be used other than for access, parking and turning, in connection with the development hereby permitted. The proposed dwelling shall retain the two parking spaces shown on Drawing No.3944/SD01 Rev A, received 5 May 2017 thereafter.

Reason: To ensure the development is served by the appropriate parking provision to accord with policies TA5 and TA6 of the adopted South Somerset Local Plan (2006 - 2028).

Informatives:

01. In relation to condition 11 you are advised to contact the Council's Tree Officer (Phillip Poulton 01935 462670) to arrange a pre-commencement site meeting between the appointed building/groundwork contractors and the Council's Tree Officer, in order to ensure compliance with the submitted scheme of tree protection fencing and other tree protection measures.

02. The applicant is advised to contact Wessex Water and Western Power at an early stage in the detailed design process to agree points of connection.

Agenda Item 14

Officer Report On Planning Application: 17/01316/FUL

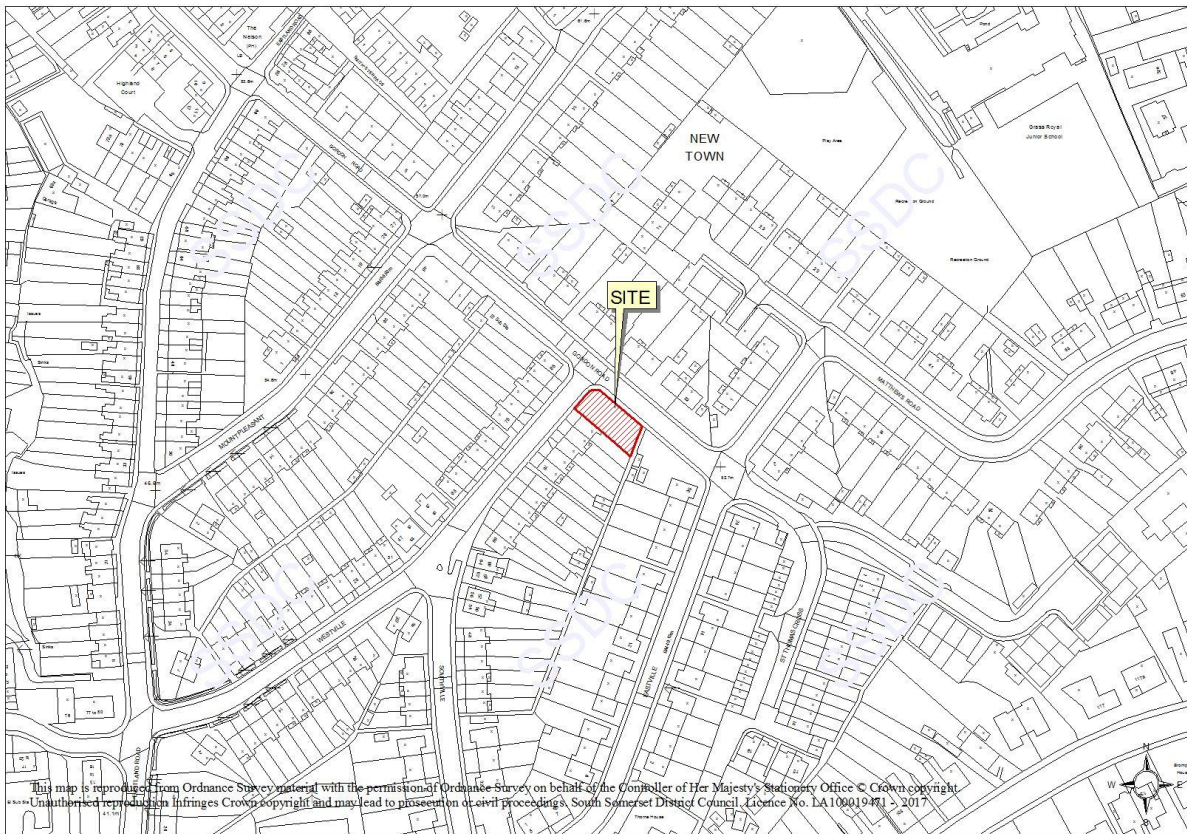
Proposal :	The erection of a new dwelling with associated car parking
Site Address:	88 Southville Yeovil Somerset
Parish:	Yeovil
Yeovil (East) Ward (SSDC Member)	Cllr D Recardo Cllr R Stickland Cllr T Lock
Recommending Case Officer:	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
Target date :	8th May 2017
Applicant :	Hayz Herman
Agent: (no agent if blank)	A R Dalziel M.C.I.A.T. Office 10, Unit21 Old Yarn Mills Sherborne Dorset
Application Type :	Minor Dwellings 1-9 site less than 1ha

Reason for Referral to Committee

This application is referred to the Area South Committee as the visibility splays that can be achieved on site do not meet the standing advice guidance and the Ward Members did not agree with the officer's assessment.

Site Description and Proposal





The site is located at the north-eastern end of Southville with the junction of Gordon Road. Southville comprises terraces of 2 storey red brick dwellings. The existing property is the end of terrace and there is a large side garden and garage to the rear access from Gordon Road, a classified un-numbered road.

This application is seeking full planning permission to erect an additional 2 storey dwelling attached to the end of the terrace. The form, scale and design would match the existing property.

In detail the existing garage to the rear would be demolished and 2 tandem spaces proposed for the existing and 2 tandem spaces proposed for the proposed dwelling would be provided. The dwelling would be a 2 bed property with 2 bedrooms and a bathroom upstairs. Downstairs would be a living room and dining/kitchen. To the rear is a single storey element containing a lobby and wc. It is noted that whilst an existing garage and access exists there is currently no dropped kerb.

To the rear of No 88 a lean-to porch is shown on the plans, but this could be erected under permitted development rights.

HISTORY

None.

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 for Yeovil
HG4 - Provision of Affordable Housing Sites of 1-5 Dwellings
TA5 - Transport Impact of New Development
TA6 - Parking Standards
EQ2 - General Development

National Planning Policy Framework

Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design

National Planning Practice Guidance

Paragraph: 031 Reference ID: 23b-031-20160519 (This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014). This basically says that contributions should not be sought for developments less than 10 dwellings.

Other Relevant Documents

Somerset Parking Strategy
Somerset Standing Advice

CONSULTATIONS

YEOVIL TOWN COUNCIL - *"Approval subject to a properly consolidated parking area being provided and that the visibility splays comply with the highway requirements."*

ENVIRONMENTAL PROTECTION OFFICER - No comments.

HIGHWAYS AUTHORITY- Refers to standing advice.

HIGHWAYS CONSULTANT - *"It appears that the current dwelling is served by an access and parking area off Gordon Road. The provision of additional parking for the new dwelling should be acceptable (and two spaces per dwelling would be sufficient in this case), although it would be important to secure visibility across the whole site frontage to Gordon Street, based on a 2.4m back and parallel splay (no obstruction greater than 600mm within the splay). The parking spaces need to be properly consolidated and surfaced (not loose stone/gravel) with appropriate surface water drainage measures implemented. A S184 road opening license from SCC would be required to drop the kerbing."* N.B. On further discussions with the Highways Consultant further comments were provided;

"The planning application seeks permission for the erection of a new dwelling with associated parking. The site lies within an area that is heavily-traffic calmed through the use of speed humps. The nearby junction to the south of the site and the speed hump to the north reduce vehicle speeds on the approaches to the site to around 15mph. The existing access is very substandard in that vehicles emerge onto the rear of the pavement and the carriageway virtually blind with minimal visibility splays. The footway fronting the application site is 1.6m wide while the carriageway is 6.1m wide. I note that regular on-road parking appears to occur on the development side of the road which has the effect of deflecting the driving line of through-traffic away from the kerb-line."

Part of the submission involves the widening of the existing vehicular access and the formation of a parking area that would provide two car parking spaces for both the existing dwelling and the proposed dwelling.

With regards to visibility splays, a set-back distance of 2m can be accepted in lightly-trafficked, slow-speed situations such as this, particularly given the current carriageway width. Taking into account the estimated speed of traffic of 15mph, the visibility requirement using the Manual for Streets visibility criteria (also referred to in the County Council's Highways Development Control Standing Advice document) would be 17m. In this case, the provision of a 2.0m back and parallel splay across the entire site frontage to Gordon Road would provide a visibility splay of 2.0m x 17m in the north-westerly direction (no obstruction greater than 600mm above adjoining road level). In the opposite direction, the resultant splay is unlikely to be that far short of the recommended sight-line bearing in mind the width of the footway is 1.6m and that the splay can be taken to the vehicle track rather than the carriageway edge. I would recommend the boundary between the application site and the adjoining urban footpath is reduced to a height of 600mm for a distance of 2.4m from the kerb-line.

I consider that the improvements to visibility over and above the current substandard arrangement would mitigate the additional traffic generated by the development proposal. I am of the opinion that the extensive traffic calming and slow vehicle speeds in the area are also contributory factors to accepting the development scheme on highways and access grounds.

The street light column currently located along the frontage to Gordon Road should be relocated to avoid being struck by reversing vehicles.

In the event that planning permission is granted, I would recommend conditions are imposed securing the following:

- 1. A 2.0m back and parallel visibility across the entire site frontage to Gordon Road - no obstruction greater than 600mm above adjoining road level within the splay, to be provided prior to first occupation of the proposed dwelling and thereafter maintained at all times*
- 2. The lowering of the south-western boundary of the site adjacent to the pedestrian cut-through to a height of 600mm for a distance of 2.4m from the kerb-line to afford improved pedestrian/vehicular inter-visibility in the south-easterly direction*
- 3. The proper consolidation and surfacing (not loose stone or gravel) of the access and parking area*
- 4. The provision of surface water drainage measures across the access to the rear of the footway*
- 5. The parking area to be provided to the dimensions shown on the submitted plan*
- 6. The relocation of the street light column to a position to be agreed with the local highway authority*

In addition, a 'Note to Applicant' should be attached advising of the need to obtain a S184 Road Opening Notice from SCC in order to extend the drop kerbing at the point of access and to re-profile the pavement accordingly, and to secure the relocation of the street light."

REPRESENTATIONS

3 letters of representation have been received of which 2 are from the tenant and owner of No 86 concerned over the demolition of the garage and any boundary treatment when the garage is taken down. Concern is also expressed over the parking during construction.

The other letter of representation comes from a resident of Gordon Road. They consider that the site is overdue an improvement due to its state at present and the plan makes good use of land. However whilst noting for 4 parking spaces proposed is concerned over the parking of visitors near the junction.

CONSIDERATIONS

Principle

One of the key policies (YV1) is to direct housing growth to the 'urban framework' of Yeovil. In this regard it is supportive of developments such as this as clearly meets the aims. Therefore the principle of providing an additional dwelling in this location is accepted.

Visual amenity

It is proposed to match the design of the remainder of the terrace in Gordon Road by way of materials, form and scale. The proposal is considered to respect the existing character of the existing properties and to not be intrusive within the streetscene. Outside amenity space is proposed and the proposal should not appear cramped or out of keeping with the established streetscene and pattern of development in the area.

The new access and parking area will form a new access along the side boundary to Gordon Road. Currently the boundary along this northern side is dilapidated, unkempt and in a poor state of repair. Developing the site is likely to tidy up this poorly maintained area and should not appear out of keeping and provide off road parking for the existing and proposed dwellings..

For these reasons the proposal is considered to be an appropriate form of development that should not appear either cramped or out of keeping with the established pattern and character of development in this area.

Residential amenity

In terms of the amenities of the application dwellings, each property will have their own private garden area large enough to meet laundry requirements and cycle storage etc. Any development is going to cause disturbance and in considering the size of the site and nature of the area, parking of contractors vehicles is considered to be able to be parked without significant disruption to residential amenity.

For these reasons the proposal is not considered to result in any demonstrable harm to residential amenity.

The neighbour has raised concerns over the loss of security when the garage is removed. Boundary treatment can be conditioned and in this respect installed after the garage is removed.

Parking and highway safety

There is an existing vehicular access, albeit without a dropped kerb, via timber gates to the existing garage on the site. This access is currently substandard and there is limited visibility in either direction with the erection of fencing.

The proposed scheme provided 2 off road car parking spaces for the existing and 2 for the proposed. For the size of the properties and the location this complies with the policy. There is at present limited visibility as explained above. The visibility splays have been discussed and assessed by the Highways Consultant and due to constraints off side, a 2m high fence along the pedestrian alleyway to the southeast bordering 35 Eastville, the best visibility splay should be achieved. The proposal includes a single storey rear extension and the building towards Gordon Road. Ideally in a situation such as this there should be parallel visibility splays but this is not achievable. Instead to the northwest along Gordon Road a visibility splay of 2m back and 15m can be achieved. To the southeast along Gordon Road a visibility splay of 2m back by 5.5m can be achieved. This fails to meet the visibility splay requirements as laid down in the standing advice. However in considering the width of the road, road

calming measures, the fence on the neighbouring property, other accesses onto Gordon Road and the vast improvement on the existing substandard access with no visibility splay, on balance this arrangement is deemed to be appropriate.

Between the proposed new parking spaces is an existing street light. The submitted plans propose its retention. However the Highways Consultant consider that in this location the street light has a very high probability of being hit whilst utilising the parking spaces. Therefore it is suggested that the street light be relocated and this should be conditioned.

The parking levels comply with the requirements of the Somerset Parking Strategy and Policy TA6. However the visibility splays do not comply with requirements. However in considering the vast improvement on the current substandard access this is deemed to be acceptable.

Other issues

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.

CIL

This development is CIL liable at £40 per m2 and in this respect Form O has been filled in.

CONCLUSION

In having regard to the above, the proposed scheme provides development that makes efficient use of land, respects the character and form of development in the area, causes no demonstrable harm to residential amenity and provides a great improvement to the existing sub-standard access and as such accords with Policies YV1, EQ2 and TA6 of the South Somerset Local Plan and the aims and objectives of the NPPF.

RECOMMENDATION

Grant permission

01. The proposed scheme provides development that makes efficient use of land, respects the character and form of development in the area, causes no demonstrable harm to residential amenity and provides a great improvement to the existing sub-standard access and as such accords with Policies YV1, EQ2 and TA6 of the South Somerset Local Plan and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

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

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

02. The development hereby permitted shall be carried out in accordance with the following approved plans: 3.1, 4.1 received 13 March 2017.

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

03. No works shall be undertaken on the finished walls unless details of the proposed bricks have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity in accordance with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

04. The garage / workshop building shall not be demolished until details of the boundary treatment between numbers 86 and 88 Southville have been submitted to and agreed in writing by the Local Planning Authority. The new boundary treatment shall be erected within 1 month once the garage / workshop building has been demolished and thereafter retained at the agreed height.

Reason: In the interests of residential amenity in accordance with Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028).

05. There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level forward of a line drawn 2.0 metres back and parallel to the nearside carriageway edge over the site frontage, save for the proposed dwelling. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety in accordance with Policy TA6 of the adopted South Somerset Local Plan (2006 - 2028).

06. The development hereby permitted shall not be occupied unless the area allocated for parking on the submitted plan (3.1) shall be properly consolidated and surfaced in accordance with details which shall be submitted to and approved in writing to the Local Planning Authority. Such parking shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby approved.

Reason: In the interests of highway safety in accordance with Policy TA6 of the adopted South Somerset Local Plan (2006 - 2028).

07. The dwelling hereby approved shall not be occupied unless details of the provision of surface water drainage from the driveway has been submitted to and agreed in writing by the Local Planning Authority.

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

08. The development hereby approved shall not be occupied unless the existing street light located on Gordon Road has been relocated in accordance with a scheme agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy TA6 of the adopted South Somerset Local Plan (2006 - 2028).

Informatives:

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

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

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

02. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access and the relocation of the street light will require a Section 184 Permit. This must be obtained from the Highway Service Manager for the Yeovil Area at The Highways Depot, Mead Avenue, Houndstone Industrial Estate, Yeovil, Somerset, BA22 8RT, Tel No 0300 1232224. Application for such a permit should be made at least four weeks before access works are intended to commence.