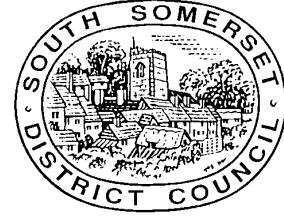


**South Somerset District Council**

*Notice of Meeting*



# Area South Committee

*Making a difference where it counts*

**Wednesday 1st November 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 **3.30pm**.

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

This Agenda was issued on Monday 23<sup>rd</sup> October 2017.

**Ian Clarke, Director (Support Services)**

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



## **Information for the Public**

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

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

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

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

Meetings of the Area 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](http://www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions)

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

## **Public participation at committees**

### **Public question time**

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

### **Planning applications**

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

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

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

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

The order of speaking on planning items will be:

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

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

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

## **Recording and photography at council meetings**

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

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

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

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

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# **Area South Committee**

## **Wednesday 1 November 2017**

### **Agenda**

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

- 1. Minutes of previous meeting**
- 2. Apologies for absence**
- 3. Declarations of Interest**

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

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

#### **Planning Applications Referred to the District Council's Regulation Committee**

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

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

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

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

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

*Items for discussion*

7. **Affordable Housing Development Programme** (Pages 6 - 12)
8. **Update Report from the Countryside Service** (Pages 13 - 18)
9. **Section 106 Monitoring Report** (Pages 19 - 34)
10. **Heart of Wessex Rail Partnership** (Pages 35 - 38)
11. **Area South Capital Grant Request** (Pages 39 - 45)
12. **Area South Development Team Update Report** (Pages 46 - 62)
13. **Forward Plan** (Pages 63 - 65)
14. **Appeals** (Pages 66 - 69)
15. **Schedule of Planning Applications to be Determined by Committee** (Pages 70 - 71)
16. **Planning Application 17/03689/FUL -Land rear of Burton Cottage Farm Higher Burton East Coker** (Pages 72 - 79)
17. **Planning Application 17/03659/FUL - Dawes Twineworks 94 High Street West Coker** (Pages 80 - 88)
18. **Planning Application 17/04220/DPO - Land South of the A3088 Western Relief Road Yeovil** (Pages 89 - 91)

**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

## **Affordable Housing Development Programme**

*Head of Service:* Colin McDonald, Corporate Strategic Housing Manager  
*Lead Officer:* Colin McDonald, Corporate Strategic Housing Manager  
*Contact Details:* colin.mcdonald@southsomerset.gov.uk or (01935) 462331

### **Purpose of the Report**

The purpose of this report is to update members on the outturn position of the Affordable Housing Development Programme for 2016/17 in relation to Area South, activity during the current year and other future prospects. The report also includes some information on the Rent Plus model and representatives will attend the Committee to explain further.

### **Recommendation**

The Committee are asked to note the outturn position of the Affordable Housing Development Programme for 2016/17, the current position for 2017/18 and future prospects.

### **Public Interest**

This report covers the provision of affordable housing in Area South over the past year and anticipates the likely delivery of more affordable homes being constructed or acquired in the future. It will be of interest to members of the public concerned about the provision of social housing for those in need in their local area and of particular interest to any member of the public who is seeking to be rehoused themselves or has a friend or relative registered for housing with the Council and its Housing Association partners.

“Affordable” housing in this report broadly refers to homes that meet the formal definition that appears in national planning policy guidance (the ‘National Planning Policy Framework’). In plain English terms it means housing made available to people who cannot otherwise afford housing (owner occupied/mortgage or rented) available on the open market. Typically this includes rented housing (where the rent is below the prevailing market rate for a private sector rented property of similar size and quality) and shared ownership (where the household purchases a share of the property that they can afford and pays rent, also at a below market rate, on the remainder)

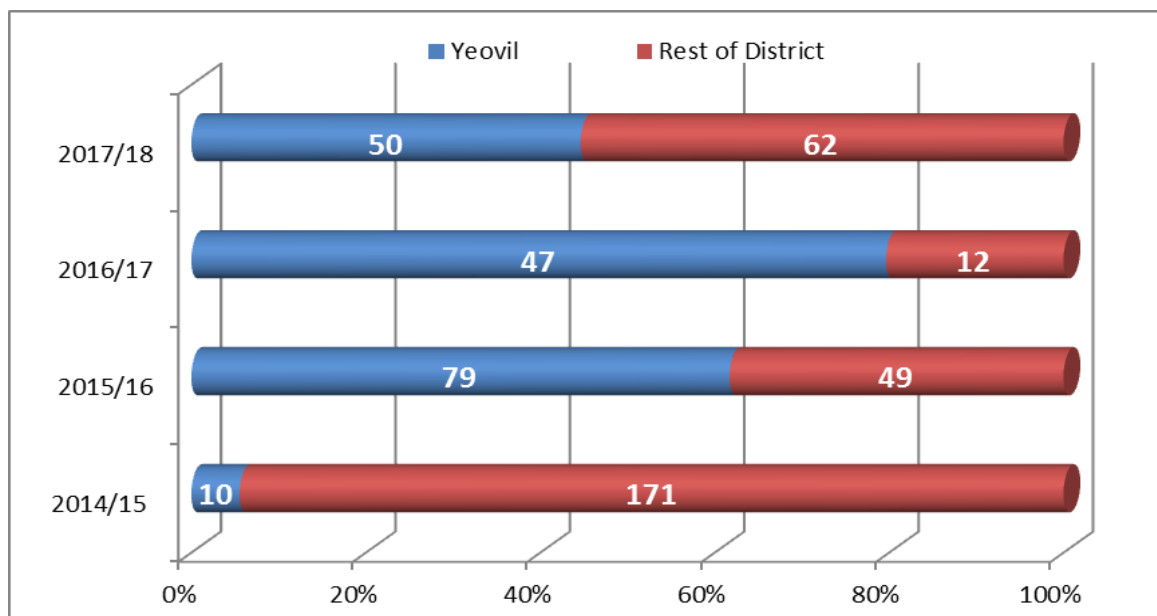
This report covers the level of public subsidy secured (which is necessary in order to keep rents at below market rates), sets out where affordable housing has been completed and describes schemes that are either already underway or are expected to be built in the near future. It does not cover the letting of the rented housing or the sale of the shared ownership homes; in short, it is concerned with the commissioning and delivery stages only.

### **Background**

The overall programme has traditionally been achieved through mixed funding (Housing Grant [administered by the Homes and Communities Agency - HCA], Local Authority Land, Local Authority Capital, Housing Association reserves and planning obligations obtained under section 106 of the Town and Country Planning Act 1990) and the careful balancing of several factors. This includes the level of need in an area; the potential for other opportunities in the same settlement; the overall geographical spread; the spread of capacity and risk among our preferred Housing Association partners and the subsidy cost per unit.

A previous report was considered by the Area South Committee on 2<sup>nd</sup> November 2016 which considered the outturn for the previous financial year (2015/16) and the prospects for the then current financial year (2016/17). Since then an annual update report on the programme has been provided to the District Executive on 6<sup>th</sup> July 2017, giving more detail in terms of the longer term perspective and the provision of affordable housing across the entire district.

The graph below covers a four year period including three completed years from 2014-17 and a projection for the current financial year. It demonstrates the proportion of all new affordable homes in the district that were (or will be) delivered in Yeovil. The low performance in the first year (2014/15) is partly due to slippage of a 59-unit scheme which should have been completed by 31st March 2015 and partly due to the lower overall numbers in the programme ever since. Over the entire four year period the proportion of new affordable homes delivered in Yeovil is just under 39%.



In recent years a significant element of the affordable housing delivery programme has been produced through planning obligations within larger sites being brought forward by private sector developers. However the delivery of these is tied to wider economics, not least the developers view of prevailing market conditions and the speed at which they estimate completed properties will sell at acceptable prices. Typically the required affordable housing is agreed at the outset of larger sites, but delivered as the site progresses over a number of years.

The Housing and Planning Act 2016 introduced the Governments proposal of ‘Starter Homes’ as an alternative form of provision to ‘traditional’ Affordable Housing. However the regulations required to complete the definition of ‘Starter Homes’ are still to be issued.

**2016/17 Outturn**

During 2016/17 forty-seven housing association properties were built in Yeovil. In a reversal from the previous year, the majority of these were made available at affordable rent, due to grant conditions imposed by the HCA. Two Housing Associations each delivered one scheme, one being grant funded solely by the district council and the other receiving grant from both the Council and the HCA. During 2016/17 no new affordable housing was delivered in Area South as a result of obligations placed on developers under s106.

Housing Association	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes
Yarlington	Westfield Bungalows	2	0	1	3
Stonewater	West Hendford	0	29	16	44

The new Stonewater development at West Hendford in Yeovil was the most significant scheme in the district, of which the first forty-four properties, including one with some special adaptations, were completed last financial year. The remainder of the scheme, including some other specialist provision, has been completed this year, a further nineteen homes (mainly shared ownership). The main part of the scheme has been funded through the HCA (just over £ 1M) with a relatively small level of grant from the district council (£ 62,500) towards part of the scheme.

At West Hendford Stonewater have been able to use HCA funding to take over a site which the private sector had not developed for several years – despite the affordable housing planning obligation being built out several years ago. This site was originally due to receive SSDC funding which was released on confirmation of HCA grant – an example of our ‘underwriting’ approach giving sufficient confidence to housing associations to bring sites forward which might otherwise had remained dormant.

The formal opening of this scheme will take place in February 2018.

The three bungalows built by Yarlington were the only new affordable housing completed by Yarlington in South Somerset last year. This specialist scheme was funded by the Council with £ 315,000 grant to meet a very specific identified need. The scheme costs were relatively high pro rata, being a small site with all the dwellings being three bedroomed bungalows. This resulted in a high level of grant per dwelling, but this was commissioned by the Council to meet the specific needs of three households who could not be adequately accommodated elsewhere.

### **2017/18 programme**

The programme for the current (2017/18) financial year is shown at Appendix A. Two of the four schemes, including the final phase of West Hendford discussed above, are already completed and it is anticipated that the other two will complete by the end of the financial year, i.e. by 31<sup>st</sup> March 2018.

Three Housing Associations – Bournemouth Churches Housing Association (BCHA), Knightstone and Stonewater – will produce a total of 50 dwellings, using around £ 2.6 million in public subsidy. Unusually just over £ ½ M of this comes from the NHS as a specialist acquisition grant, with the bulk of the remainder (£ 1.4M) awarded by the HCA and just over £ ½ M grant from the Council.

The majority of the new homes are being provided by Stonewater – forty-three in total including the remaining properties at the West Hendford site discussed above which were completed earlier this year. The other Stonewater site, to be named Ben Jacobs Court (after the 19<sup>th</sup> century engineer that designed the first Petters oil engine), is at Queensway. This site is also one which has benefitted from Stonewater being able to convince the HCA to transfer a commitment of funding (just under £ ½ M) from another site, but on this occasion a further injection of grant from the Council (£ 162,000) was necessary to make the scheme fit the original HCA funding envelope.



This site will provide twenty four new flats, all at affordable rent. At first it was making very good progress and we had anticipated that it may complete early. However a number of set backs have reversed the earlier progress and brought us back to something like the original projected completion date. There have been delays with ground works, the site being the location of the former public swimming baths and there being several iterations of former foundations still within the ground. Then the main contractor ceased trading and Stonewater have had to bring in new contractors to complete outstanding works. The new contractor has now started with completion planned end of November 2017.

Lastly the external cladding has caused some concern following the tragic events at Kensington & Chelsea. Immediately following the fire in Grenfell Tower both the Government (through the DCLG) and the HCA sent out various calls for information regarding external cladding on high rise residential buildings and then a call for samples for testing.

It is important to note the following differences between external cladding on tower blocks and the situation at the Queensway scheme:

- Stonewaters new development is four stories, traditionally it would not be referred to as 'high rise' and no part of it is beyond the normal reach of a fire engine ladder
- The cladding is intrinsic to the design – it has not been added at a later date as part of a refurbishment
- The scheme is not completed and not occupied – there are no incumbent tenants waiting for test results (or any subsequent solution)

For all of the above reasons, whilst Stonewater have taken a cautious approach to seek reassurances on the cladding system chosen within the design, a Fire Risk Assessment has been undertaken and all actions from this will be met prior to occupation. The fire brigade have also visited the building and had no concerns.

The other seven properties in this years programme are all acquisitions. Two of these have already been completed, by Knightstone and the other five are due to be completed by BCHA before the end of the financial year, although it is possible that BCHA will only complete on a smaller number with one or more falling over into next financial year.

Using the specialist NHS funding referred to above, Knightstone have acquired two bungalows for individual clients with very specific needs including learning disabilities. Unlike grant funding provided by the HCA or the Council, the NHS funding takes the form of a charge on the property and so could be seen as an investment rather than a grant. The acquired bungalows have had to undergo extensive refurbishment to meet the very particular needs of the identified clients. This acquisition is Yeovil is part of a wider package with Knightstone intending to acquire further properties in other parts of the County for the same client group.

BCHA have secured funding from the HCA, augmented by a smaller contribution from the Council, to acquire five 'bought not built' two bedroomed properties in Yeovil. Rather than use these as general needs housing the intention is to use them as shared housing to assist two individuals to 'move-on' from specialist projects when they are ready to do so. BCHA have a good track record as a provider of housing related support and working with homeless households in temporary accommodation, so are well placed to manage this form of shared housing. Purchasing existing properties has the advantages of being able to meet identified need more quickly than designing and constructing a scheme and being able to make the provision in a 'dispersed' way rather than concentrating the client group in one location. The disadvantage is having no control over the design features and potential costs are higher as developers will make a higher profit margin on individual sales.

## **Yarlington disposals**

The Committee will be aware that the volume of disposals undertaken by Yarlington as a result of the various changes imposed on the sector by Government as discussed by a Scrutiny Task & Finish group. In particular concerns have been raised about the disproportionate effect of such disposals on rural housing. Since November 2016 there has been just one proposed disposal in Area South – a property in Yeovil.

## **Future prospects**

It is now two years since the last time planning obligations provided new affordable housing in Yeovil. Members of the Committee will be aware of a number of sites where, were they to be built out by the main developer, further affordable housing is due. It is likely that one or other of the key sites will reach a trigger point and that further affordable homes will be delivered next financial year (2018/19) although, of course, there is no guarantee.

The Council has been approached by Rent Plus, an organisation that provides an intermediate form of housing through planning obligations. The Rent Plus model has occupants initially as tenants on a sub-market rent with the option, at certain intervals, to purchase the property outright at a discount. Once the incumbent tenants have exercised the option to purchase, the property effectively becomes open market; it is no longer available as affordable and so doesn't fit the normal 'perpetuity' requirement of obligated housing. Rent Plus are keen to be allowed to demonstrate their product in South Somerset and the Portfolio Holder is willing to consider a limited number in order to test the effectiveness of the model. Officers have discussed with representatives of Rent Plus the possibility of marketing such homes initially to existing social housing tenants, thus freeing up another home in turn. **Sue Coulson and Anthony Eke of Rent Plus have been invited to attend the Area Committee meeting in order to further explain their product and operating model.**

## **Financial Implications**

The level of SSDC capital funding for the life of the West Hendford scheme and for the other schemes completing this financial year is shown in the appendix. However this does not indicate the size of the unallocated programme. The main contingency funding has traditionally been held back to meet operational requirements, such as "Bought not Builts" for larger families, mortgage rescue and disabled adaptations specifically designed for clients where opportunities do not exist in the current stock.

## **Carbon Emissions & Adapting to Climate Change Implications**

Previously all affordable housing in receipt of public subsidy, whether through the HCA or from the Council, had to achieve the minimum code three rating within the Code for Sustainable Homes. The HCA has since dropped this requirement and work has been undertaken to understand the precise differences between code three and current building regulations (which have improved). Whilst the Council may be able to seek slightly higher standards than those achieved through building regulations where it is the sole funder of schemes, this is rarely the case as usually there is some HCA grant sought at some stage.

## **Equality and Diversity Implications**

All affordable housing let by Housing Association partners in South Somerset is allocated through Homefinder Somerset, the county-wide Choice Based Lettings system. Homefinder Somerset has been adopted by all five local housing authorities in the County and is fully compliant with the relevant

legislation, chiefly the Housing Act 1996, which sets out the prescribed groups to whom 'reasonable preference' must be shown.

### **Implications for Corporate Priorities**

The Affordable Housing development programme clearly provides a major plank under "Homes" and in particular meets the stated aim:

*"To work with partners to enable the provision of housing that meets the future and existing needs of residents and employers."*

### **Privacy Impact Assessment**

This report does not directly impact on any data held of a personal nature.

**Background Papers:** Area South Affordable Housing Development Programme  
Area South Committee – 2<sup>nd</sup> November 2016

Affordable Housing Development Programme  
District Executive – 6<sup>th</sup> July 2017

Appendix A: Combined HCA & SSDC programme current year (2017/18)

Housing Association	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total Grant	Level of grant from SSDC	Level of grant from HCA	Anticipated completion
Stonewater	West Hendford (final phase)	0	2	17	19	£1,125,345	£375,000	£750,345	Jun-17
BCHA	Move-on acquisitions (bought not built)	0	5	0	5	£280,000	£92,500	£187,500	Mar-18
Knightstone	20 Larkhill Road (NHS funded - LD)	0	0	2	2	£0	£0	£0	April 17
Stonewater	Queensway	0	24	0	24	£619,607	£162,000	£457,607	Aug-17
Yeovil totals		0	31	19	50	£2,024,952	£629,500	£1,394,452	

# Agenda Item 8

## Update Report from the Countryside Service

*Strategic Director:* Clare Pestell, Commercial Services & Income Generation  
*Lead Officer:* Katy Menday, Countryside Manager  
*Contact Details:* Katy.menday@southsomerset.gov.uk or (01935) 462522

### Purpose of the Report

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

### Public Interest

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

### Recommendation

That members note & comment on the report.

### Across the South Somerset Countryside Sites

- Ham Hill, Yeovil Country Park and Chard Reservoir all again secured their Green Flag Awards. Ham Hill also retained its Green Heritage accreditation.
- In the last year the team has delivered 126 events. This was on a range of scales (large fairs and trail events, to small play schemes and storytelling) and subjects (woodland fairs, photography workshops, wild food forays and the ever popular spring and Halloween events) to appeal to many residents and visitors. We estimate that 7,995 people (children and adults) attended these events, having direct ranger contact, and feedback is always positive. Event delivery continues to be enhanced due to the delivery of the Heritage Lottery Funded Community Ranger in Yeovil Country Park; Becky Russell.

	Sept 2014 – Aug 2015	Sept 2015 – Aug 2016	Sept 2016 – Aug 2017
<b>Events</b>	45	110	126
<b>Events participants</b>	5,071	11,162	7,995
<b>Educational visits</b>	24	51	54
<b>Pupil participants</b>	971	1,640	1,323
<b>Volunteer days</b>	2,387	2,706	2,949

- Bookable play schemes and activities this year have been sold out across the Country Parks. With new and innovative sessions on offer (e.g. Capture the Fort) coupled with the easy online booking system we have found sessions fully booked weeks in advance. The rangers are currently delivering events at capacity and so we are investigating alternative ways of delivering more sessions for the public. At Ham Hill this has included working with willow artists from Tinkers Bubble and re-enactment metal workers for metal craft sessions.
- The Team attended the Yeovil Show in July to show case the work of the Service with the aim of completing off site visitor surveys to help inform the team of public opinion. The stall created by the rangers secured a second place award in the trade stand category.

- The Rangers at Ham Hill and Yeovil Country Park have hosted 54 formal school visits seeing 1,323 pupils from mainly key stage 2. Sessions have focussed on plants, habitats and at Ham Hill Iron Age and Roman history. There is ongoing engagement in Yeovil with key stage 1 settings as Forest School remains high on the agenda. Further schools and groups access the sites to lead their own sessions, making use of our online educational & orienteering packs and Ranger Rik Nature Trail.
- Volunteering continues to be the back bone of the countryside operation. In the past three years volunteer days donated have steadily increased from 2,387 to 2,706 and in the last year 2,949. The diversification of volunteering opportunities is responsible for this gradual and steady increase with a popular Monday afternoon lighter duties session at Yeovil, multiple weekdays at Chard and full time project volunteering and specialist volunteering at Ham Hill. Volunteers across the sites help with all aspects of practical site management, they open and close public facilities 7 days a week, monitor wildlife, litter pick and assist at events. In the last year the rangers organised a thank you away day for all our volunteers to Weymouth with guided walks at RSPB Radipole Lake and later in the year a Christmas party.
- In addition to the practical volunteering the Friends Groups have donated many hundreds of hours of grant funding work, event support and research for the ranger teams. Meeting monthly the groups provide advice, support, ideas and a forum for the users of the parks. A total of 88 days of volunteering has been contributed by these groups; however this does not include all the work behind the scenes.
- The Countryside Team continue to manage the overseeing South Somerset Countryside Steering Group; a forum where stakeholders and experts can come together to ensure delivery against the site management plans. In this past year a number of members of the Local Area Group for Somerset Wildlife Trust have joined the forum as the local group has sadly closed; the rangers are delighted to welcome their wildlife expertise. In addition to this the specialist Park Watch group (Avon and Somerset Police, plus Rangers, enforcement team and local residents) meet for Yeovil when necessary.
- Last winter 418 native trees were planted across Ham Hill and Yeovil Country Parks. All native species, expanding the woodland size, quality and connectivity in South Somerset. The Friends Groups continue to ensure we receive the free tree packs from the Woodland Trust. The woodland restoration in Ninesprings is now well underway after two winters of extensive clearance of laurel. Sadly Ash Dieback has now been confirmed at all three main countryside sites. The infection has been reported to the Forestry Commission and although no action is required the site rangers monitor the spread of the disease through the seasonal changes. The hope continues to be that mature ash specimens have natural resistivity to the infection and their genetics can be used to propagate a resilient variant of our native ash tree.
- Practical land management is delivered by the rangers and volunteers across the sites, all inline with their 5 year land management plans and the archaeological management plan for Ham Hill. Conservation targets are monitored in a range of ways including via the annual species surveys conducted for us by local volunteers. The rangers continue to use a range of traditional countryside management techniques wherever possible including hedge laying, dry stone walling and coppicing.
- Our web and online presence continue to be well received. Bookings for events are via [www.southsomersetcountryside.com](http://www.southsomersetcountryside.com) and events were fully booked in the last year. All site literature is now available online and many visitors choose to access leaflets and guides before they visit.
- Our presence on social media continues to be well received with very successful Facebook feeds for Ham Hill, Yeovil Country Park, Ninesprings Cafe and Chard Reservoir LNR. The Friends groups and volunteers carry out most of the management of these pages, regularly posting pictures and site updates. The Twitter feed for the ranger team is @SSDCCountryside which we do need to try and use more frequently.
- In August staff and volunteers received training from a local ecologist in the monitoring of reptile populations. Site surveys have now commenced for Chard, Ham Hill and Yeovil. Records for

existing populations will be developed and habitat management adjusted accordingly to ensure provision for reptiles across the sites. This on-going data will also enable the service to engage with developers seeking to find translocation sites for reptile populations from development sites.

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

### Ham Hill Country Park

- The construction works for the restoration of the Witcombe Valley stream are now complete. The old Medieval pond was excavated under the supervision of an archaeologist and a network of holding ponds and linking stream created flowing down into the wet woodland to the south. Local schools have been involved in the sowing and planting of the banksides to ensure a good native habitat develops next spring.
- The site has had an exceptionally busy summer with many visitors and a successful events program. The site continues to be a popular venue for outside organisations to run sponsored walks and events and a new application system has been set up to ensure all events are properly managed.
- The Friends of Ham Hill continue to work to support the site and in the last year key projects have included the development of a new woodland play trail and funding for a new CCTV camera to cover car parks that can unfortunately be the focus for car crime. Project income for the year through the Friends Group included:

People's Postcode Local Trust	£2,000	Woodland Play Trail
Avon and Somerset Police Crime Commissioners Fund	£1,500	CCTV camera

The group has recently applied for constitution as a charity through the Charity Commission.

- Events this last year included the third annual dog show organised by volunteers, a popular range of summer holiday play schemes with the rangers and a variety of sporting events that are becoming established including the Full Monty Race and the new Conquest of Avalon long distance run.
- The rangers and volunteers worked hard over the busy summer months to hand pull many tons of wild parsnip from the most popular areas of the Country Park. This native plants sap can cause irritation to the skin when combined with sunlight and therefore poses a particular risk to our younger visitors. Two years of summer pulling has decreased the number of plants on site. Warning posters are erected each year in the spring, along with information about ticks and Lyme's disease, to ensure site visitors are informed about the natural hazards in the countryside.
- The Public Space Protection Order came into force in the spring of 2017, enabling the enforcement of dog fouling and dogs on leads when in with livestock across the sites. The designation does give the ranger team more powers of enforcement alongside the SSDC Enforcement Officers.

### Eastfield Local Nature Reserve, High Ham

- The rangers and volunteers organise practical working party days to manage the grassland habitats on site. Contact is maintained between the ranger team and Butterfly Conservation with reference habitat quality and monitoring of species like the Brown hairstreak butterfly. Local volunteers now help to monitor site and assist with management activities.

#### Moldram's Ground Local Nature Reserve, Pen Selwood

- Great crested newts and dormice are the priority species on site that management is directed for. The secondary pond created by the rangers is now populated with newts and the populations are stable. A small team of local residents continue to visit the site regularly to report any issues to the ranger team so we can ensure that the site is well managed despite working so remotely from it.

#### Chard Reservoir Local Nature Reserve

- The Chard Volunteer Group continues to deliver a huge range of practical site improvements and conservation works. Twice a week the group meets and have this past year cleared vegetation to enable reed bed restoration, renovated benches and seats across the site, cleared out and surveyed bird boxes, made stable the old boat house, repaired eroding woodland paths, sown wild flower patches on the dam wall and repaired fishing platforms.
- A skilled regular volunteer has undertaken to lay all the reserves hedges as part of the conservation management of the site.
- The constituted Volunteer Group now meets formally to develop projects and fundraising ideas. Using funding from Waitrose they are currently installing new snapshot interpretation panels around the site to explain features of interest. The group have also constructed a woodland play zone on the way to the bird hide which is very popular with visitors.
- Successful events at Chard this year included the July Countryside Day and a further Crafty Chard Day in August that attracted many hundreds of children and families.

#### Sampson's Wood

- The Yeovil rangers continue to monitor the tree stock and manage any issues as they arise. A new access track has been agreed and transferred to the woodland holding from the developers of the old Balidon House site to improve public access.

#### Yeovil Country Park

- The Heritage Lottery Funded V3 InVolve, Visit, Volunteer project continues to be delivered across the Country Park with restoration work in the historic Valley gardens of Ninesprings a firm favourite with the public. A specialist volunteer team now meets to continue this work and maintain the springs and grottos that have been restored as part of the project. A mix of native and ornamental trees are being planted on the cleared slopes and there have been public donations towards this work.
- In Ninesprings a new railway mural has been created by Bristol artist Jody Thomas on the old railway siding to illustrate the changing importance of the route; the wildlife is proving to be a talking point and provides an educational slant to the piece.
- Many groups have benefitted from the sessions and activities offered by the community ranger and attended across a range of developmental activities including Somerset MIND, Somerset Team for Early Psychosis (STEP), Preston Autism Unit, Young Carers and Fiveways School. Becky has now worked with all the schools in Yeovil and many from further afield.
- 2017 is our woodlands themed year and Becky has run successful Spring and Summer woodland fairs. Linked to the woodlands theme a ceramic artist is in residence for the year, through Somerset Art Works, to deliver workshops to schools and groups using clay, with some of the finished pieces now on display at the Octagon Theatre. A Literacy project aimed at pupils in the Yeovil secondary schools was rolled out during October half term.
- The Country Park partnered with the West Country Rivers Trust for a year long project called "The Year of the Yeo". A range of small public events have been delivered designed to get people interested in river ecology.
- Toddler and Preschool activities continue to be popular and run monthly in the café. Preschool settings continue to work with Becky on Forest School sessions and training.



- Science and outdoor learning training has been delivered for trainee teachers and a new education pack is being finalised for launch in the spring of 2018.
- New interpretation including wildlife cameras is in the final stages of development and should be on site by Christmas.
- Volunteer retiling surveying training and tree identification sessions have been organised and further training development sessions are planned for the coming months as the practical work program shifts to winter works.
- The ranger team delivered a mix of well received events, including the popular trail events in February half term, Easter holidays and Halloween. The V3 project also delivered a range of events spanning from leather work courses (supported by Pittards) and photography workshops. The rangers have worked together to create new versions of popular events like Nighttime Ninesprings; an event suitable for 8+ years where bat detecting is coupled with fire lighting and storytelling. Additional capacity has also been created on Christmas events to satisfy demand.
- A new sculpture trail is currently being installed throughout the country park with a variety of wooden sculptures created by artist Jozef Mesar based around the built and natural heritage of the country park. A self-guided trail will be created for people to follow to view all the pieces.
- Practical volunteering remains strong and sessions run three times a week. Mondays are lighter duties and includes participants from St James, Fiveways and Cambian College.
- A range of infrastructure repairs have been delivered across the Country Park from new gabions to stabilise the banks of the River Yeo and tarmac repairs to the cycle way. Invasive species continue to be managed throughout the park including Himalayan Balsam. Wildflower plots have been created on the meadows in Ninesprings to enhance biodiversity.
- For the first time in many years a family of swans successfully bred and fledged 7 youngsters on the Ninesprings Lake. The family was of great interest on social media.
- The Ninesprings Café has continued to flourish and also benefited from the array of activities and events on offer in the Country Park.
- The Country Park was delighted to receive a surprise award as part of the In Bloom application; The London and Manchester Trophy for an Outstanding Environmental Initiative.

### **Headlines for the next 6 months**

- The V3 Heritage Lottery project in Yeovil will continue with its winter programme of works whilst events and school visits are quieter. The new map and building interpretation will be finalised and installed.
- Events for 2018 will be developed taking on board feedback from this year.
- A range of small grants will be pursued with our Friends groups to help enable a variety of site improvement projects to go forward in 2018.
- Tree planting schemes will be completed across the sites where appropriate space exists for native woodland plantings.
- Chard Reservoir will be subject to its scheduled ten year dam inspection.

### **Financial Implications**

In 2016/17 the Countryside Service manages 650 acres of public access land comprising land designated mainly as Country Parks and Local Nature Reserves, with two Country Park Centres and the Ninesprings Cafe. A team of 5.8 Full Time Equivalent countryside staff and 1 Full Time Café manager plus a casual café workforce manage the service to a net expenditure budget of £247,580. The overall budget includes target annual income generation of £259,970.

### **Corporate Priority Implications**

The work of the countryside service delivers for the following targets.  
Council Plan –Environment

- Maintain Country Parks and open spaces to promote good mental and physical health.

Council Plan –Health and Communities

- Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities.

### **Carbon Emissions & Adapting to Climate Change Implications**

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

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

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

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

### **Equality and Diversity Implications**

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

# Agenda Item 9

## Section 106 Obligations

Director Service Delivery  
Service Manager:  
Lead Officer:  
Contact Details:

Martin Woods  
David Norris (Development Manager)  
Neil Waddleton  
Neil.Waddleton@southsomerset.gov.uk or (01935)  
462603

### Purpose of the Report

Section 106 & Compliance Officer to provide information on signed Section 106 agreements relating to development within Area South. Agreements containing financial contributions will be presented within the monitoring report (Appendix A), **however if any further detail was required on any other agreement it was agreed that this would be undertaken directly with the officer.**

### Public Interest

Section 106 Obligations are a key aspect of most major planning development approvals granted by the Authority however they are also necessary to provide additional control in relation to smaller schemes. The items captured within Section 106 Obligations usually deal with the additional infrastructure costs that will be incurred within the area of the Authority arising from the completion of a development. Depending on the scale of the proposed development the sums of money associated with a Section 106 Obligations can be considerable.

This may take the form of changes to highways, contributions toward increased schools provision, creation/maintenance of open spaces, recreational areas and so on. The costs arising from these are often significant and require negotiation and settlement between officer and the developer, through the use of nationally agreed formulae.

There is a variety of ways in which these requirements can be delivered. Normally the developer makes a payment to allow the relevant authority to provide the requirement e.g. Schools or Play areas. Alternatively, the developer may be charged with completing the work directly for example a new highway junction.

By their very nature Section 106 Obligations require specified actions/payments to take place within a pre-defined timescale or event (known as 'triggers') and it is essential that the Section 106 officer has a system and processes in place that ensures the agreements are effectively managed.

Members will appreciate that the level of contribution that was secured from each development was dependent upon several factors, particularly the 'formula' that was being used for calculating the Sports, Arts and Leisure, Education and Highway contributions at the time of each application. It is also important to emphasise that it is very difficult to make meaningful comparisons between obligations that were sought on different developments, as each scheme has to be considered on its own merits.

### Recommendation

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

## **Background**

A Section 106 Officer was appointed on 1 April 2010. This post sits within the planning team with the specific responsibility for ensuring that all requirements of S106 obligations, including the collection and spending of financial contributions are monitored and managed.

## **General Update**

Since the adoption of CIL in April 2017, we can no longer seek S106 obligations towards facilities and projects which are included on the Council's Regulation 123 list.

S106 obligations can still be sought for those applicable elements of Community Health & Leisure, Affordable Housing, Education, Open Spaces and specific Highway related infrastructure in addition to CIL subject to viability as long as they are site specific and make the development acceptable in planning terms.

S106 obligations are also still subject to the pooling restrictions in that no more than 5 obligations that have been entered into since April 2010, can be collected for a specific project.

S106 obligations can therefore still be sought using our usual procedure (as long as there are already no more than 5 secured) towards:

- Equipped Play
- Youth Facilities
- Playing Pitches
- Changing Rooms

However, obligations cannot be sought for:

- Community Hall improvements or provision
- Arts & Entertainment facilities/improvements in Yeovil
- Swimming pool, sports halls, artificial grass pitch improvements or provision in Yeovil or primary and local market towns.

## **SSDC Playing Pitch Strategy**

Community Health and Leisure are in the final stages of producing a new playing pitch strategy for the district. Once adopted any future requests for S106 contributions for playing pitch and changing rooms will normally be identified in the strategy action plan.

## **Projects**

Members may wish to note that the main projects delivered/under way or priorities as a result of appropriate collected S106 monies are:

- Land transferred to SSDC and consultation on designs and layout of play area due to start at Harbin Heights/Land rear of Pen Mill Hotel.
- Enhancements and improvements to the Monksdale play area completed February 2017.
- Westland sports hall, changing rooms and pavilion completed this year.

- Proposals and obtaining quotes to floodlight MUGA at Milford park continuing.
- Play area at West Coker improvements/enhancements completed spring 2017.

Members will have noted the presentation received in relation to the progress of the key strategic sites. A further update will be given in spring 2018.

### **Financial Implications**

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

### **Corporate Priority Implications**

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

### **Carbon Emissions & Adapting to Climate Change Implications (NI188)**

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

### **Equality and Diversity Implications**

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

***Background Papers: None***

## Area South Section 106 Monitoring Report 1 November 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> COKER</p> <p>15/02974/FUL Parish East Coker</p> <p>Townsend Farm Main Street East Coker</p> <p>Demolition of existing modern buildings, conversion of farm buildings to 2 No. dwellings and the erection of 6 No. new dwellings (Revised Application)</p> <p>Agreement Date: 26/07/2016</p>	<p>Contribution £45,000 towards the provision of affordable housing or sport and leisure facilities in the Parish of East Coker and or towards projects identified in the East Coker Neighbourhood Plan.</p>					<p><b>Status Underway</b></p>	<p>Invoice sent to developer for first batch of contributions.</p>
<p><b>Application Details</b> <b>Location and Description</b></p>	<p><b>Planning Obligations Secured</b></p>	<p><b>Trigger Point</b></p>	<p><b>Monies Received Or Infrastructure in place</b></p>	<p><b>Outstanding Obligations</b></p>	<p><b>Projects Funded/ Lead Officer</b></p>	<p><b>Status &amp; Projects Funded/ Lead Officer</b></p>	<p><b>Comments/ End Date</b></p>
<p><b>Ward:</b> COKER</p> <p>12/02610/FUL Parish West Coker</p> <p>land Adjacent 1 Font Villas West Coker Yeovil Somerset BA22 9By</p> <p>The erection of 6 dwellings with associated access and parking (GR 352237/112986)</p> <p>Agreement Date: 27/11/2013</p>	<p><b>Sports and Leisure:</b></p> <p>Changing Room Contribution: £5,309.08 for provision at West Coker Recreation Ground. Equipped Play Contribution: £8,225.14. Enhancement/improvement of the play area at West Coker Recreation Ground. Strategic Community Facilities Contribution: £9,638.92 (see project schedule)</p>		<p>£17,658</p>			<p><b>Status:</b></p> <p>Development Completed</p>	<p>UU - No time restriction to spend monies.</p>

## Area South Section 106 Monitoring Report 1 November 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> COKER</p> <p>15/05325/OUT Parish East Coker</p> <p>Land Adjacent Broadacres East Coker</p> <p>Outline application for the erection of 14 No. single storey dwellings, new vehicular access and associated works (GR 353159/113479)</p> <p>Agreement Date: 16/03/2017</p> <p style="text-align: center; font-size: 2em; font-weight: bold;">Page 23</p>	<p><b>Sports and Leisure:</b> Changing Room Contribution: £795 per dwelling towards enhancing the changing rooms at East Coker Recreation Ground together with £64 per dwelling as a commuted sum.</p> <p>Community Hall Contribution: £1,522 per dwelling towards enhancing the East Coker Village Hall. Equipped Play Contribution: £849 per dwelling towards enhancing the equipped play provision at East Coker Recreation Ground together with £490 per dwelling as a commuted sum.</p> <p>Playing Pitch Contribution: £392 per dwelling towards enhancing pitches at East Coker Recreation Ground together with £279 per dwelling as a commuted sum. Strategic Community Facilities Contribution: £309 per dwelling towards a new studio at the Octagon Theatre or towards a refit at the Westlands Entertainment Complex and £376 per dwelling towards sports hall provision in Yeovil.</p> <p>Youth Facilities Contribution: £167 per dwelling towards youth facilities at East Coker Recreation Ground together with £62 per dwelling as a commuted sum.</p> <p>CH&amp;L Admin Fee contribution: £53 per dwelling. Public Open Space &amp; Strategic Landscaping.</p>	<p>Equipped Play, Youth Facilities and CH&amp;L Admin Fee contributions payable upon occupation of 25% of the dwellings. Changing Room, Community Halls and Playing Pitch contributions payable upon occupation of 50% of the dwellings. Strategic Leisure contributions payable upon occupation of 75% of the dwellings.</p>				<p><b>Status:</b> Not Commenced</p>	
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> COKER</p> <p>13/01869/OUT Parish West Coker</p> <p>Land Adj Bunford Hollow Roundabout West Coker Road Yeovil</p>	<p><b>Sports and Leisure:</b> Changing Room Contribution: Means the sum of £805.65 per 2 or more bed Dwelling and £534.72 per 1 bed Dwelling to be used as a contribution towards the costs and expenses incurred or to be incurred by the Council in the provision of new changing rooms as part of the project to develop a new community hall/changing room facility at West Coker Recreation Ground, and in addition, a commuted sum representing £64.81 per 2 or more bed Dwelling and</p>	<p>On or before the date on which 25% of the Dwellings are brought into Occupation, the Equipped Play Contribution, and the Youth Facilities Contribution On or before the date on which 50% of the</p>				<p><b>Status:</b> Not Commenced</p>	

## Area South Section 106 Monitoring Report 1 November 2017

<p>Residential development, associated landscaping, open space and new vehicular access. (GR 353436/114512)</p> <p>Agreement Date: 06/11/2015</p>	<p>£43.02 per 1 bed Dwelling to provide for the long term maintenance of the works carried out</p> <p>Community Hall Contribution: Means the sum of £1,542.19 per 2 or more bed Dwelling and £1,023.58 per 1 bed Dwelling as a contribution towards the provision of a community hall element of the project to develop a new community hall/changing room facility at West Coker Recreation Ground</p> <p>Equipped Play Contribution: Means a financial contribution of £860.22 per Dwelling with two or more bedrooms towards the cost and expenses incurred or to be incurred by the Council in laying out and equipping the Play Area a commuted sum of £496.88 per Dwelling with two or more bedrooms as a contribution towards the continuing maintenance of the Play Area</p> <p>Playing Pitch Contribution: Means the sum of £396.81 per 2 or more bed Dwelling and £263.37 per 1 bed Dwelling to be used as a contribution towards the costs and expenses incurred or to be incurred by the Council in connection with the enhancement of existing pitches at West Coker Recreation Ground, or the enhancement of existing pitches or the provision of new pitches at East Coker Recreation Ground or in Yeovil, and in addition, a commuted sum representing £283.14 per 2 or more bed Dwelling and £187.93 per 1 bed Dwelling to provide for the long term maintenance of the works carried out</p> <p>Strategic Facilities Contribution: Means the sum to be paid as contributions towards the following strategic leisure and community project: £381.03 per 2 or more bed Dwelling and £252.90 per 1 bed Dwelling as a contribution towards the enhancement of existing sports halls in Yeovil.</p> <p>Youth Facilities Contribution: Means a financial contribution in the sum of £168.91 per Dwelling with two or more bedrooms towards the cost and expenses incurred or to be incurred by the Council in the laying out and equipping the Youth Facilities Area and a commuted sum of £62.45 per Dwelling with two or more bedrooms as a contribution towards the continuing maintenance of the Youth Facilities Area</p>	<p>Dwellings are brought into Occupation the Changing Room Contribution, the Playing Pitch Contribution and the Community Hall Contribution</p> <p>On or before the date on which 75% of the Dwellings are brought into Occupation the Strategic Facilities Contribution</p>					
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## Area South Section 106 Monitoring Report 1 November 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> WARDS OF YEOVIL WITHOUT</p> <p>11/04443/FUL Parish Mudford</p> <p>Land Rear Of 13 Primrose Lane Mudford Yeovil Somerset BA21 5SH</p> <p>The erection of 7 No. detached dwellings with associated garaging and the formation of a new vehicular access (Part Retrospective) (GR 396812/118124)</p> <p>Agreement Date: 22/03/2012</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £8,225.25. The sum of £5244 towards play equipment at for the play area at Cavalier Way, Yeovil. In addition a £2,981.25 for the long term maintenance of those facilities.</p> <p>Changing Room Contribution: £5,308.87. The sum of £4,920 towards a new or enhancing existing changing rooms in Yeovil. In addition £388.87 towards the long term maintenance of those facilities.</p> <p>Playing Pitch Contribution: £4,804.86. The sum of £3,106 towards enhancing existing playing pitches in Yeovil. In addition £1,698.86 for the long term maintenance of those pitches.</p> <p>Youth Facilities Contributions: £1,404.69. The sum of £1.030 towards the provision of youth facilities at Birchfield Park, Yeovil. In addition £374.69 for the long term maintenance of those facilities.</p> <p>Strategic Community Facilities Contribution:£9,638. Towards the following projects: £2,219 towards the development of an 8 lane competition swimming pool. £1,422 towards new indoor tennis facilities in Yeovil £1,878 towards enhancement/expansion of Octagon Theatre in Yeovil £482 towards sand based or artificial grass pitch in Yeovil £3,637 towards the development of an 8 court sports hall in Yeovil</p>		<p><b>Sports and Leisure:</b> £29,381</p>			<p><b>Status:</b> Development Completed</p> <p>Projects as listed.</p>	<p>Local contributions: No time limits to be spent. Strategic contributions to be spent by 23/3/22</p>

## Area South Section 106 Monitoring Report 1 November 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> WARDS OF YEOVIL WITHOUT</p> <p>15/00763/FUL Parish Yeovil Without</p> <p>Land Off Stone Lane Yeovil</p> <p>Residential retirement community of 29 No. independent living bungalows, residents building incorporating wardens office, communal open space, vehicular access, surface water attenuation pond, landscaping and associated works Agreement Date: 13/03/2017</p>	<p><b>Sports and Leisure:</b> Sports &amp; Leisure Contribution: £3,000 towards the enhancement of existing or new changing rooms/playing pitches in Yeovil.</p> <p><b>Affordable Housing:</b> Off-Site Affordable Housing Contribution: £224,853</p>	<p>Sports &amp; Leisure Contribution payable upon 50% occupation of the dwellings.</p> <p>The owner shall pay 50% of the Affordable Homes contribution upon completion of 33% of the dwellings and the remaining 50% upon the completion of 66% of the dwellings.</p>		<p><b>Sports and Leisure:</b> £3,000</p>		<p><b>Status:</b> Not Commenced</p>	<p>Age Restrictions on dwellings</p> <p>Viability review mechanisms in place</p> <p>Community Building</p>
<p><b>Ward:</b> Yeovil (Central)</p> <p>08/04366/FUL Parish Yeovil</p> <p>24 - 30 &amp; 36 - 46 &amp; 53 - 75 Milford Road, 176, 178, 103 &amp; 105 Hillcrest Road And Land South Of 21 Wingate Avenue Yeovil Somerset</p> <p>Residential development consisting of the demolition of 26 existing concrete dwellings and the erection of 42 new dwellings (Revised Application) Agreement Date: 27/05/2009</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: for the acquisition and installation of play equipment at the Milford Park Recreation Area and commuted sum payment for the long term maintenance of the equipment. Off-site Recreation Contribution: for reconstruction, renovation or improvements of any part(s) of the Milford Park Recreation Area.</p>		£35,386			<p><b>Status:</b> Development Completed</p> <p>Local contributions supports Milford Park project. £35,386 awaiting project costings</p>	

## Area South Section 106 Monitoring Report 1 November 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> Yeovil (Central)</p> <p>14/05634/FUL Parish Yeovil</p> <p>Car Park Site Queensway Place Yeovil</p> <p>The erection of 24 flats with associated parking and landscaping (GR 355394/115936)</p> <p>Agreement Date: 03/06/2015</p>	<p><b>Sports and Leisure:</b> £24,472.20 as a contribution towards enhancing existing play area and or youth facilities at Ninesprings, Yeovil Country Park.</p>		<p><b>Sports and Leisure:</b> £24,525.03</p>			<p><b>Status:</b> Development Completed</p>	<p>Clause detailing potential future financial payments held within agreement.</p> <p>Monies Received 06/04/2016</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> Yeovil (Central)</p> <p>14/00213/FUL Parish Yeovil</p> <p>Premises Formerly Known As 16 Goldcrot Yeovil Somerset BA21 4DQ</p> <p>Residential development consisting of 19 dwellings and associated works (GR 355948/116364)</p> <p>Agreement Date: 06/10/2014</p>	<p><b>Sports and Leisure:</b> Community Health &amp; Leisure Contribution: £19,000 towards the enhancement of the play area at Summerhouse View and the youth facilities at the Kingston Play Area or the Grass Royal Play Area.</p> <p><b>Highways:</b> Bus Shelter Commuted Sum: £2,500 towards ongoing maintenance of the new bus shelter.</p>	<p>CH&amp;L contribution payable on or before occupation of more than 25% of the dwellings.</p> <p>Bus Shelter Commuted Sum payable on completion of bus shelter.</p>		<p><b>Sports and Leisure:</b> £19,000</p> <p><b>Highways:</b> £2,500.00</p>		<p><b>Status:</b> Underway</p>	<p>SCC Confirmed Bus Shelter not required.</p> <p>Invoiced developer for contributions.</p>

## Area South Section 106 Monitoring Report 1 November 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> Yeovil (Central)</p> <p>09/03111/FUL Parish Yeovil</p> <p>103-107 Highfield Road Yeovil Somerset BA21 4RJ</p> <p>Demolition of existing bungalow, day centre and commercial/industrial buildings, the erection of 14 houses and commercial/industrial buildings (B1 and B8 Uses) and alterations to 2 highway accesses (revised application)</p> <p>Agreement Date: 10/10/2011</p>	<p><b>Sports and Leisure:</b> Off-Site Recreation Contribution: improvements of community sports pitches and changing rooms at any existing recreation ground owned or maintained by the Council within Yeovil or at a local authority maintained school within Yeovil. Contribution includes commuted sum for long term maintenance of those facilities.</p> <p>Equipped Play Contribution: Acquisition &amp; installation of one or more pieces of play equipment and including commuted sum for long term maintenance at the Milford Play Area.</p> <p>Strategic Community Facilities Contribution: to be used as a contribution towards one or more of the following:                      1) Improvements of sports halls, indoor tennis &amp; swimming pools within the Yeovil area                      2) Enhancement or expansion of the Octagon Theatre                      3) Provision of synthetic sports pitches with in the Yeovil area.</p>	<p>Equipped Play Contribution: On or before occupation of 1st dwelling</p> <p>Off-Site Recreation Contribution: On or before occupation of 6th dwelling</p> <p>Strategic Community Facilities Contribution: On or before occupation of 12th dwelling</p>		<p><b>Sports and Leisure:</b></p> <p>£53,668</p>		<p><b>Status:</b></p> <p>Material start made</p>	

## Area South Section 106 Monitoring Report 1 November 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> Yeovil (East)</p> <p>14/00663/FUL Parish Yeovil</p> <p>Former Western Gazette Sherborne Road Yeovil Somerset BA21 4HE</p> <p>External alterations and the change of use from Use Class B2 (office) to 7 No. additional residential apartments (flats 26-32)(GR 356187/116052)</p> <p>Agreement Date: 20/06/2014</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £1,363 comprised of £864 capital and £499 revenue as a commuted sum towards equipped play provision at Ninesprings, Yeovil Country Park.</p> <p>Changing Room Contributions: £4,341 comprised of £4,018 capital and £323 revenue as a commuted sum towards the provision of new changing rooms in Yeovil. Youth Facilities Contribution: £233 comprised of £170 capital and £63 revenue as a commuted sum towards the provision of youth facilities at Ninesprings, Yeovil Country Park.</p> <p>Playing Pitch Contribution: £3,391 comprised of £1,979 capital and £1,412 revenue as a commuted sum towards enhancing or provision of playing pitches in Yeovil. Community Hall Contribution: £2,593 towards community hall provision in Yeovil.</p> <p>Strategic Community Facilities Contributions: £1,561, Octagon Theatre £401, towards AGP provision in Yeovil £1,844 towards the development of a centrally based 8 lane district wide competition pool in Yeovil £1,182 for the provision of a new indoor tennis centre in Yeovil £3,023 enhancement to existing sports hall or provision of new in Yeovil.</p>	<p>Payment of £1,785 on or before second occupation of 2nd dwelling. Payment of £10,325 on or before occupation of 4th dwelling. Payment of £8,011 on or before occupation of 5th dwelling.</p>				<p><b>Status:</b> Development Completed</p>	<p>Invoice developer for monies</p>

## Area South Section 106 Monitoring Report 1 November 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> Yeovil (East)</p> <p>07/04833/OUT Parish Yeovil</p> <p>Land Rear Pen Mill Hotel Sherborne Road Yeovil Somerset BA21 5DB</p> <p>Outline application for proposed residential development (being up to 60 dwellings and associated means of access as more particularly described in the application dated 29/10/2007 and its accompanying plans) (GR: 356915/116359)</p> <p>Agreement Date: 24/06/2008</p>	<p><b>Sports and Leisure:</b> Leisure Facility Contribution: £41,812 towards the provision of swimming pools, sports halls, playing pitches, synthetic turf pitches and other recreational facilities in Yeovil serving (inter alia) the Development. Play Area Contribution: £55,000 Play Area Commuted Sum: £44,000 for long term maintenance of the equipment Play Area Land: Means area on land of 40 square metres to be located within the Development. Detail of transfer of land held within agreement.</p> <p><b>Highways:</b> Highway Contribution: £105,000. Contribution towards improvements to the junction of Lyde Road and Sherborne Road which includes associated design and administrative costs.</p> <p><b>Education:</b> Education Contribution: £100,000 to be paid in three instalments of the first two instalments being £33,333 and a final instalment being £33,334. Contribution towards the provision of new secondary school facilities and improvement of existing secondary school</p>	<p>Play Area Contribution and Commuted Sum to be paid on the date of the transfer of the Play Area Land.</p>	<p><b>Sports and Leisure:</b> £23,525.59</p>			<p><b>Status:</b> Development Completed</p> <p>Off-Site contribution towards Sports Hall at Westland Leisure Complex Play Area, land at point of transfer.</p>	<p>No time requirements on paid monies.</p> <p>Consultation of play area ongoing.</p>
<p><b>Ward:</b> Yeovil (East)</p> <p>16/01772/FUL Parish Yeovil</p> <p>Land Adjoining 20 Camborne Grove Yeovil</p> <p>The erection of a block of 4 No. flats and 1 No. attached dwelling with associated car parking and alterations to access (Revised application)</p> <p>Agreement Date: 30/03/2017</p>	<p><b>Sports and Leisure:</b> Equipped Play Contribution: £6,695 comprised of £4,244 capital and £2,451 commuted sum towards the purchase of a set of swings for the play area at Harbin Close, Yeovil.</p>	<p>Contribution payable on or before first occupation.</p>		<p><b>Sports and Leisure:</b> £6,695.00</p>		<p><b>Status:</b> Not Commenced</p>	

## Area South Section 106 Monitoring Report 1 November 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> Yeovil (East)</p> <p>16/04661/FUL Parish Yeovil</p> <p>3 Newton Road Yeovil</p> <p>Change of use, conversion and extension of former creamery building to form 85 new flats, provision of parking and retention of 14 existing flats.</p> <p>Agreement Date: 31/03/2017</p> <p style="text-align: center; font-size: 2em;">Page 31</p>	<p><b>Sports and Leisure:</b> Changing Room Contribution: £43,753 towards new or existing provisions in Yeovil. Community Hall Contribution: £30,170 towards the enhancements of Monmouth Community Hall.</p> <p>Equipped Play Contribution: £4,224 towards facilities at Ninesprings Country Park or another play area to serve the development. Playing Pitches Contribution: £27,070 towards new or enhancing existing pitches in Yeovil.</p> <p>Sports Hall Contribution: £12,112 towards sports hall provision at Westfield Academy. Theatre &amp; Arts Contribution: £10,818 towards a new studio theatre at the Octagon Theatre or stage refit at Westland Entertainment Complex.</p> <p>Youth Facilities Contribution: £833 towards youth facilities at Ninesprings Country Park. Open Spaces Contribution: £4,000 towards the enhancement of Yeovil Country Park .</p> <p><b>Highways:</b> Public Realm &amp; Highway Work Contribution: £144,000 towards public realm improvements including related highway works and creation of an on-road cycle link in Newton Road, Sherborne Road and South Western Terrace, Yeovil.</p> <p><b>Affordable Housing: Units Agreed:</b> £170,000 towards off-site provision of affordable housing in the Parishes of Yeovil Town, Yeovil Without &amp; Brympton.</p>	<p>Open Spaces Contribution payable prior to first occupation. Changing Room, Community Hall, Equipped Play, Playing Pitches &amp; Youth Facilities contributions prior to occupation of the 50th dwelling. Theatre &amp; Arts &amp; Sports Hall contributions payable upon occupation of the 64th dwelling. Affordable Housing Contribution payable 50% at 50% of occupation of development and remaining 50% at 75% of occupation of the units within the developments. The Public Realm &amp; Highway Works Contribution payable at 67% upon occupation of 50 units and the remaining 33% upon 64 units occupied.</p>		<p><b>Sports and Leisure:</b></p> <p>£133,000</p>		<p><b>Status:</b> Not Commenced</p>	

## Area South Section 106 Monitoring Report 1 November 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> Yeovil (South)</p> <p>13/02023/FUL Parish Yeovil</p> <p>Land West Of Cooksons Orchard Preston Grove Yeovil Somerset</p> <p>The erection of a 65 bedroom care home with associated landscaping, car parking and highway access. (GR 354517/116007)</p> <p>Agreement Date: 20/08/2013</p>	<p><b>Miscellaneous Gains:</b></p> <p>£15,000.00 Footbridge Contribution – Dodham Crescent.</p>		<p><b>Miscellaneous Gains:</b></p> <p>£15,000.00 Footbridge Contribution – Dodham Crescent.</p>			<p><b>Status:</b> Development Complete</p>	<p>Contribution Secured. Monies to be spent by 18/11/23</p> <p>Linked to application 07/03834/FUL</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> Yeovil (South)</p> <p>12/00236/FUL Parish Yeovil</p> <p>73-77 Hendford Hill Yeovil Somerset BA20 2QN</p> <p>The erection of 13 No, flats with associated parking and new vehicular access (GR 355250/115385)</p> <p>Agreement Date: 23/07/2012</p>	<p><b>Sports and Leisure:</b></p> <p>Equipped Play Contribution: £16,450.51. The sum of £10,488 towards enhancements &amp; improvements of the play area at Ninesprings, Yeovil. In addition £5,962.51 towards the long term maintenance of these facilities.</p> <p>Changing Room Contribution: £10,617.75. The sum of £9,840 enhancing or provision of new changing room facilities in Yeovil. In addition £777.75 towards the long term maintenance of these facilities.</p> <p>Playing Pitch Contribution: £9,610.72. The sum of £6,213 for enhancing of or provision of new playing pitch facilities in Yeovil. In</p>	<p>Contributions to be paid on occupation of apartments.</p>				<p><b>Status:</b> Not Commenced</p>	<p>Discussion wether material start made.</p>



## Area South Section 106 Monitoring Report 1 November 2017

	<p>addition £3,397.72 towards the long term maintenance of these facilities.          Youth Facilities Contribution: £2,808.38. The sum of £2,059 as a contribution towards the provision at Yew Tree Park, Yeovil. In addition £749.38 towards the long term maintenance of these facilities.</p> <p>Strategic Facilities Contribution: £19,279 towards the following projects:          £3,757 towards the Octagon Theatre, Yeovil          £965 towards provision of new sand based or 3G AGP in Yeovil.          £4,438 towards 8 lane competition pool in Yeovil.          £2,844 towards the provision of indoor tennis centre in Yeovil.          £7,275 towards development of centrally based 8 court competition sports hall in Yeovil.</p>						
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward Yeovil (South)          07/0634/FUL          Parish, Yeovil</p> <p>Land Adjacent 49 Preston          Grove Yeovil Somerset          BA20 2BG</p> <p>Residential development          comprising 9 no dwellings          with associated highway and          parking (GR 354637/116008)</p> <p>Agreement Date: 22/01/2007</p>	<p><b>Highways:</b>          Footbridge Contribution: £4,500 as a          contribution towards the provision of a          footbridge to cross Dodham Brook.</p>		<p><b>Highways:</b>          £4,500.00</p>			<p><b>Status:</b>          Development          Completed</p>	<p>Contribution paid</p> <p>Linked to          application          13/02023/FUL</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> Yeovil (South)</p> <p>05/00677/OUT Parish Yeovil</p> <p>Former Seatons Garage West Hendford Yeovil Somerset BA20 2AG</p> <p>Demolition of existing buildings and the formation of a vehicular access and the erection of 101 dwellings together with parking and associated works.</p> <p>Agreement Date: 25/11/2007</p>	<p><b>Sports and Leisure:</b> 50% of the Financial Contributions received 04/05/2010 £2,202 Westfield School cricket nets. £11,016 Preston Sports Centre. £39,229 towards new education and ranger centre at Yeovil Country Park</p> <p><b>Highways:</b> 50% of the Financial Contributions received 04/05/2010</p> <p><b>Education:</b> 50% of the Financial Contributions received 04/05/2010</p> <p><b>Affordable Housing: Units Agreed: 30</b></p>			<p><b>Sports and Leisure:</b> £59442.00</p> <p><b>Highways:</b> £35,664.34</p> <p><b>Education:</b> £49,264.34</p>		<p><b>Status:</b> Underway</p>	<p>No time requirements on paid monies</p> <p>DPO Application refused. Ongoing negotiations between developer and officer continue regarding outstanding obligations.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Projects Funded/ Lead Officer	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p><b>Ward:</b> Yeovil (South)</p> <p>10/04822/FUL Parish Yeovil</p> <p>Morrison Lysander Road Yeovil Somerset BA20 2A</p> <p>Single storey sales and cafe extension to north elevation, in-fill extension under existing canopy to east elevation, single storey extension to south elevation and warehouse extension to west elevation with part first floor mezzanine plant room with asso</p> <p>Agreement Date: 02/05/2014</p>	<p><b>Highways:</b> Highway Improvement Contribution: £30,000 towards the upgrading of the pedestrian crossing south of the Lysander Road junction.</p> <p>Wider Highway Improvement Contribution: £150,000 toward highway scheme to include, junction of site, West Hendford and Lysande</p>			<p><b>Highways:</b> £180,000.00</p>		<p><b>Status:</b> Development Completed</p>	<p>Contribution directly to SCC. Checking confirmation with DM at SCC payment made.</p>

# Agenda Item 10

## **Heart of Wessex Rail Partnership (Executive Decision)**

*Communities Lead:* Helen Rutter  
*Service Manager:* Natalie Fortt, Area Development Team Lead (South)  
*Lead Officer:* Helen Rutter, Communities Lead  
*Contact Details:* helen.rutter@southsomerset.gov.uk or (01963) 435012

### **Purpose of the Report**

To receive a summary of the work undertaken by the Heart of Wessex Rail Partnership during 2016/17. To consider making a partnership contribution for 2017/18.

### **Public Interest**

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

### **Recommendations**

That members:

- 1) Note the work undertaken by the Partnership in 2016/17 and that a similar report has been taken to Area East Committee.
- 2) Approve a funding contribution of £1,000 from the Transport Scheme Grants budget for 2017/18.

### **Background**

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

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

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

In the last 14 years the Partnership has developed its community arm achieving significant station investment, improvements to access, promotion and better information from local community groups along the line, including a large number of regular volunteers. Community Working Parties with the TOC and Network Rail are organised by the partnership to discuss and prioritise community aspirations.

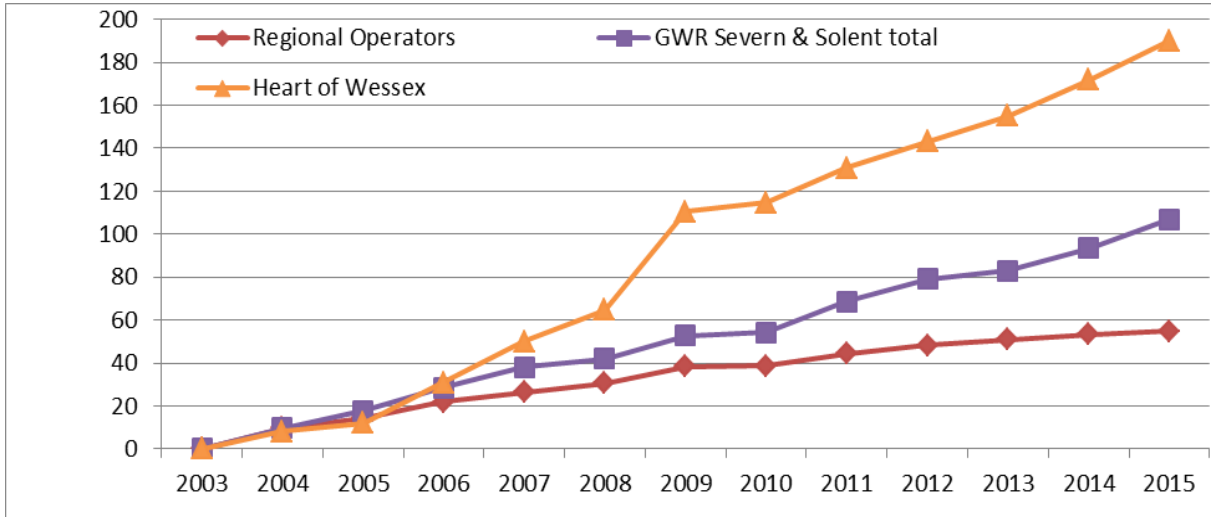
In October 2011 the line was designated a Community Rail Service, in recognition of its strong support from partner authorities and communities themselves. This gives greater freedom to the operator and community in running the service and stations. The national objectives for community rail development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

**DELIVERY AGAINST ACTION PLAN**

**Overall objective: raise awareness and increase use of the Bristol to Weymouth line**

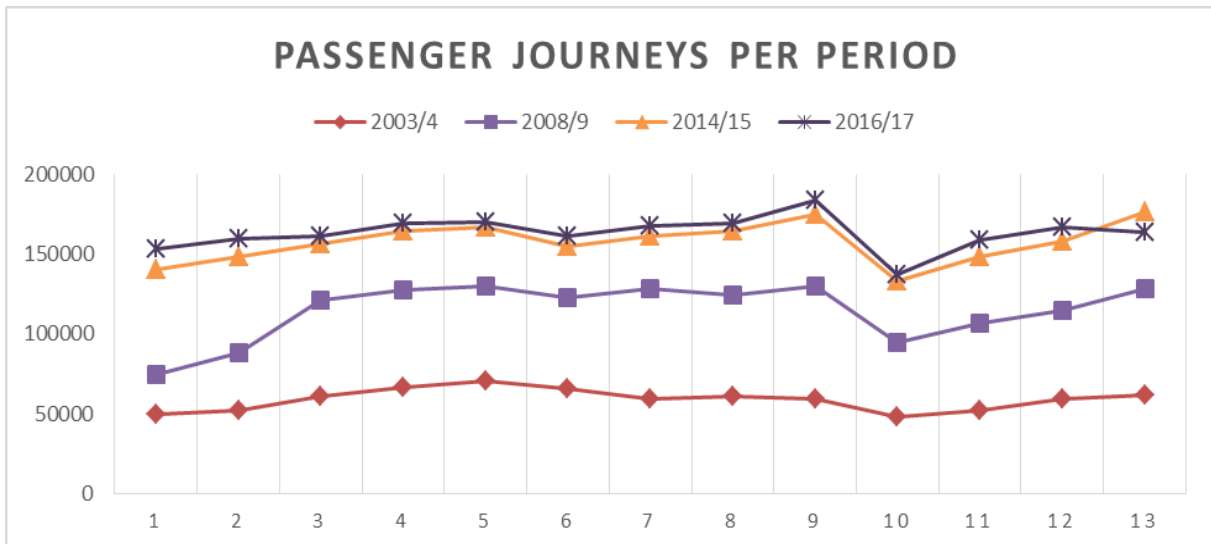
**2003 to 2015**

Passenger journeys on the Heart of Wessex Line grew from 705,500 to 2,047,749. The chart shows cumulative percentage annual growth for the Heart of Wessex, the total of eight lines making up the Severn & Solent region<sup>1</sup> and for national Regional Rail Operators<sup>2</sup>. Appendix (page 12) shows the Severn & Solent region map.



With no change to the level of services growth was 3 times the national average and double that for the Severn & Solent area. The “share” of all journeys in the Severn & Solent region made on the Heart of Wessex Line rose from 9.8% to 14.9 % over the period. For every 100 journeys made in 2003/4, 290 journeys were being made on the same trains by 2014/15.

**2014/2015 to 2016/2017**



Annual journey figures: **2014/15: 2,047,749 2015/16: 2,032,619 2016/17: 2,119,070**

<sup>1</sup> Data supplied by FGW. SEVERN & SOLENT TOTAL includes total of passenger journeys on: Cardiff-Portsmouth, Bristol-Exeter, Bristol-Weymouth, Bristol – Great Malvern, Bristol –Severn Beach, Bristol – Cardiff, Bath – Filton and Swindon-Westbury. (See map on Page 7).

<sup>2</sup> Office of Rail Regulation. Regional Rail Operators excludes London and South East.

Growth has slowed dramatically and for the first time has not exceeded the regional and national average. In 2015/16, service disruption, due to electrification work, reduced passenger numbers, but generally lower levels of annual growth may be partly due to increasing capacity limitations, with, at peak times, overcrowding leading to an inability to board and/or to collect revenue on certain trains. In addition, there has been a decline in reliability on the service. This is a matter of great concern and is being taken up as a priority with GWR by the Chairman of the Partnership.

- The Line guide produced 3 times a year along with the excellent website is the mainstay of line promotion, along with eye-catching posters Seize the Sunday, which encourages the public to take advantage of year round Sunday services
- There are 5 Sunday trains running throughout the year. The main gap is an early train up from Weymouth on a Sunday. GWR are still conducting feasibility work to achieve a train departing Weymouth at 8.20 am
- GWR have also promised to reintroduce the northbound Sunday services from April 2018 to allow a full day out in Bath or Bristol
- The year-round Sunday morning services began in mid-December 2016 and use is building steadily. This has allowed Yeovil residents to make trips to Weymouth on Sundays out of the peak summer period and has taken some of the pressure off the Saturday trains, which could be prone to overcrowding between mid-September and mid-May. Yeovil features as one of the destinations along the line worth visiting on a Sunday for both the Country Park and Sunday shopping opportunities. Extended ticket office opening hours are also of more general benefit as this appears to be developing into a popular day to eg: collect tickets that have been bought online or to seek advice on journey options from the staff
- A project with Cambian Lufton College brings students and their tutors to the station frontage area once a fortnight during term time to carry out litter picking and cleaning, and to undertake some planting and sowing. The tutors appreciate the opportunity this gives for students to improve their coordination skills, to work together and to socialise with new people. A planter in the form of a small train has been dedicated to them and is replanted at intervals with the students choosing and bedding the plants and learning about their different characteristics
- Following some services linking through from the Waterloo line run by South West Trains launched in 2016/17 some further improvements to the timetable are envisaged for December 2018. South West Trains are consulting on some additional services to London from Yeovil including some routed via Bruton, Castle Cary and Frome. The consultation closes on 22<sup>nd</sup> December 2017 and SSDC will make a formal response once officers have been able to assess in detail
- GWR have made available a £50k contribution through their Customer and Communities Infrastructure Fund (CCIF) towards the Lyde Road Pedestrian and Cycleway scheme, to give improved accessibility to Yeovil Pen Mill station. This scheme has been identified in the SSDC Infrastructure Delivery Plan (IDP) as being necessary to facilitate growth and, as such, will receive funding through developer contributions. SSDC has also allocated a Capital fund (£250k) to facilitate a completed through route. However, given that there has been a significant amount of highway work undertaken in the Lyde Road area in recent months, it is currently uncertain when SCC will be able to include in their highway work programme

## **Funding Support**

The annual running cost of the Partnership in 2016/17 was £ 69,000. This covers: the salary of the Rail Partnership Officer; the printing and promotion of the line guide; upgrades to the Partnership website and a local grants scheme of £10,000 pa to enable the Partnership to match fund local community-led station initiatives. There is a formal Partnership Agreement through which the Unitary/County Authorities with responsibility for Local Transport Plans put in the greatest contribution and participating Districts a lesser amount. The biggest annual funding contributor is Great Western Railway at £39,290 although they are not signatories to the partnership agreement. The total funding

expected in 2017/18 is £63,264 including some funding for small projects made available by GWR to enable some additional implementation of minor station improvements.

### **Financial Implications**

There is £7,950 unallocated in the Transport Scheme Grants budget for 2017/18. Under the terms of the Partnership Agreement it is requested that a sum of £1,000 is awarded as a partnership contribution by the Committee for this financial year. If approved a sum of £6,950 will remain unallocated.

### **Corporate Priority Implications**

4. Ensure safe, sustainable & cohesive communities

### **Carbon Emissions & Climate Change Implications**

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

### **Equality and Diversity Implications**

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

### **Background papers**

SSDC Partnership Review April 2011, Report to ASC July 2012; Report to ASC October 2013; Report to ASC October 2014; Report to ASC October 2016;

# Agenda Item 11

## Area South Capital Grant Request (Executive Decision)

Assistant Director: Helen Rutter, Communities  
Service Manager: Natalie Fortt, Area Development Team Lead (South)  
Lead Officer: James Divall, Neighbourhood Development Officer  
Contact Details: james.divall@southsomerset.gov.uk (01935) 462261

### Purpose of the Report

For members to consider the request for a capital grant from Barwick and Stoford Parish Council.

### Public Interest

Awarding grants is a key way that SSSC supports and helps to deliver community projects sponsored by parishes and voluntary community organisations in the town and villages across Area South.

### Background

Area South Capital Budget applications are considered throughout the year. Members agreed to ring fence £25,000 from the Area South Capital budget towards large community capital projects in addition to the small revenue community grants fund.

Appendices A and B show the standard grants conditions used by SSSC and the policies under which all applications are assessed.

### Recommendation

Members agree a contribution of up to £5,000 (21% of the total project costs) from the Area South Capital budget to Barwick and Stoford Parish Council towards the installation of new play equipment.

### Barwick and Stoford Parish Council – Purchase and Installation of new play equipment

Barwick and Stoford Parish Council have applied for a grant towards a large feature item of play equipment at Barwick Recreation Ground.

### Parish Precept information

Parish	Barwick
Parish population	1,221 (as per 2011 census)
No. of Households	551 (2011 census), 579 (parish precept info)
Precept 17/18	£33,290
Band D Charge 17/18	£80.51

### The Project

Whitcross Recreation Ground in Barwick is a green space between the two settlements. It is used by the football team, dog walkers, the weekly children and families club and hosts the annual Fun Day as well as being used by many young people and families for informal play and socialising. Initially the land was leased to the Parish Council and later purchased by the Parish Council when the owner died. Play equipment was installed many years ago but this has now fallen into disrepair as it has aged and is in drastic need of redesign, repair and replacement.

The existing equipment design and usage is only suitable for younger children, but the Parish Council has recognised the need for facilities for young teenagers too. The Parish Council have spoken to local young people about what they would like and conducted consultation at the Fun Days in both 2015 and 2016 (with the support of South Somerset District Council).

Barwick Parish Council would like to redesign the play provision and install a number of new items to enhance and provide an exciting inclusive, safe and inviting play and recreation space within the parish. Funding is being sort for some of the smaller additional items in the park but the Parish Council and the Barwick Recreation Ground Trust volunteers feel a large feature climbing multi-unit is needed to be the main focus for the new enhanced provision. This will meet the needs of both younger teenagers and the children of the parish.

The multi-unit is a standard accessible item of play usable by a variety of age groups and abilities and is supported by SSDC Senior Play & Youth Officer. The piece of equipment meets EN1176 requirements and is *'kite marked'* (a quality standard that SSDC require to meet our grant conditions).

The Parish Council have also agreed to establish a sinking fund for maintenance and repairs for the play provision as part of the conditions of the community grant and to meet effective sustainable management standards for governance and ownership of play parks and recreational spaces.

The volunteers, families and children of the parish have worked hard alongside the parish council to make this project happen, fund raising either individually or supporting with external grant applications.

The project has been assessed against the agreed criteria and the following scores apply.

<b>Category</b>	<b>Maximum score</b>	<b>Score</b>
A Eligibility	<b>Y/N</b>	<b>Y</b>
B Equalities Impact	7	4
C Need for Project	5	4
D Capacity of Organisation	15	13
E Financial need	7	5
F Innovation	3	1
<b>Total</b>	<b>37</b>	<b>27</b>

Projects scoring above 22+ points are eligible for SSDC support under the current policies. The application scores well in terms of need, external financial contributions and volunteer support.



<b>Funding Sources</b>	<b>% Funding of Total Scheme Cost</b>	<b>Amount of Funding</b>	<b>Status</b>
Parish Council	21%	£5,000	Secured
Recreation Ground Trust (funds)	33%	£7,960.50	Secured
Yarlington Housing Group	4%	£1,000	Secured
Police Commissioners Trust	13%	£3,000	Secured
Tesco bag for life	8%	£2,000	Secured
SSDC (Area South)	21%	£5,000	This Application
<b>Total Scheme Cost</b>	<b>100%</b>	<b>£23,960.50</b>	

### **Financial Implications**

If members agree recommendation 1 above, this will leave £20,000 remaining in the £25,000 allocation towards large community capital projects and a further unallocated £126,215 in the Area South Capital Budget.

### **Corporate Priority Implications**

All projects help to support communities so that they identify their needs and develop local solutions and help people to live well by enabling quality cultural leisure, play, sport and healthy lifestyle facilities and activities. (Focus Four: Health and Communities)

### **Carbon Emissions & Adapting to Climate Change Implications**

Providing local access to a range of activities and services reducing the need to travel which therefore reduces carbon emissions.

### **Equality and Diversity Implications**

The project helps enhance accessibility for all. The Neighbourhood Development Officer has advised the community group to obtain an access audit for the venue, providing them with expert advice on how to make their community facility more accessible and user friendly.

## Appendix A – Standard grant conditions

1	The funding has been awarded based on the information provided on the application form for your application number.
2	The enclosed Evaluation Form will need to be completed in full and returned to the appropriate Area/Central office when you return your signed acceptance of the funding offer.
3	All other funding sources are secured.
4	SSDC are given prior notice of the date when work is to commence.
5	SSDC is acknowledged on any publicity and on any permanent acknowledgement of assistance towards the project.
6	The applicant will work, in conjunction with SSDC Officers, to monitor the success of the scheme and the benefits to the community, resulting from SSDC's contribution to the project.
7	<p>All grants offered by SSDC will be based on a set of conditions. Conditions include one or more of the following:</p> <ul style="list-style-type: none"> <li>• Monitoring arrangements.</li> <li>• Publicity options.</li> <li>• Before and after photos.</li> <li>• Return signed acceptance slip.</li> <li>• Grants can only be paid for a single year and a second application is not allowed for the same project within 3 years (unless Service Level Agreement).</li> <li>• Any changes to the project should be notified to SSDC.</li> <li>• Share good practice with other organisations if successful in securing external funding.</li> <li>• All other funding sources are secured.</li> <li>• Conditions of grant should be presented in Committee report.</li> </ul>
8	<p>For buildings, facilities and equipment:</p> <ul style="list-style-type: none"> <li>• Capital grants are on a one-off basis.</li> <li>• Capital grant applications should include a strategy for maintenance of equipment to applicable standards, and a strategy for replacement (or otherwise) if appropriate.</li> <li>• Subject to planning permission if necessary.</li> <li>• Shared use of buildings/equipment, where appropriate.</li> <li>• Proper signage to buildings/facilities.</li> <li>• The applicant must ensure that its play area is inspected and maintained in accordance with EN1176 or a successive standard.</li> <li>• For Village Halls, an access audit must be carried out and all projects should be improving access for people with disabilities.</li> </ul>

## Appendix B

### SSDC Community Grants Policies

1	Corporate Priorities	Grants criteria and priorities will be linked to the Council's Aims & Key Targets in the Corporate Plan. These are published in the application pack and incorporated into the assessment and scoring system. Specific criteria linked to specialist work areas (eg. Sports, Arts, and Leisure and Play Provision) are published on separate sheet in grants pack.
2	Area Priorities	Area Committees set their own priorities for the year and publicise these to applicants. Area grants should reflect local priorities within the broad district-wide framework.
3	Area or District-wide?	An organisation should be considered for a District-wide grant if: 40% or more of the organisation's activity is benefiting people in 2 or more SSDC areas It is unique in the district and no equivalents exist in the areas. It may have a local base but plans to develop quickly across the district. District-wide organisations receiving core funding should apply to the areas separately for local project work. Where new local projects involving district-wide organisations crop up through the year they should be supported by the area committee on a one-off or pilot basis (say 1-3 yrs). If this project then becomes part of core activities, this should be built into a Service Level Agreement.
4	Repeat Funding & Service Level Agreements (SLA's)	<ul style="list-style-type: none"> <li>• Grant funding is for one year only;</li> <li>• A second grant application for the same project will not be considered within 3 years of the first award;</li> <li>• All organisations requesting repeat funding should have a Service Level Agreement with SSDC;</li> <li>• SLAs will be based on:             <ol style="list-style-type: none"> <li>a) an agreed set of measurable targets against which performance will be monitored;</li> <li>b) monitoring of the continued health of the individual organisation;</li> <li>c) value for money being demonstrated;</li> </ol> <p>will be:</p> <ol style="list-style-type: none"> <li>d) for 1 year if SSDC wishes to support the organisation's core running costs on an ongoing basis, but will consider funding annually or</li> <li>e) for 3 years if an organisation is:                 <ol style="list-style-type: none"> <li>(i) assessed to be a key or substantial partner making a significant contribution to corporate and strategic priorities and/or</li> <li>(ii) is delivering services on a long-term basis as delegated by the council.</li> </ol> </li> <li>f) 3 year SLAs will be reviewed in the 3<sup>rd</sup> year of operation;</li> </ol> <p>at least one year's notice will be given if future funding levels are to change.</p> </li></ul>
5	Funding/costs	Up to 50% of the total project costs is available (up to 75% for safety surfacing in play areas). Up to £12,500 is available for Area grants. Project costs will be monitored to ensure that the SSDC contribution does not exceed 50% of the total project costs. Grants will be awarded subject to other funding being secured
6	VAT	SSDC may be able to recover VAT on major schemes costing over £100,000. Gifts in kind may be used to avoid VAT, where appropriate.
7	Publicity	SSDC should be acknowledged on publicity material. A simple menu of 'publicity opportunities' is sent out with all grant offer letters.
8	Monitoring	Monitoring arrangements will be a condition of grant and will be included in

		offer letters. Monitoring will be proportionate to the size of grant and organisation Monitoring information will be fed back to the relevant Committee.
9	Non-Financial support	Other forms of Council assistance will be listed in applications and committee reports. A menu of non-financial SSDC support is sent to all applicants.
10	Delegation	Requests for £750 or under are delegated to officers following consultation with Area Chair, Portfolio Holder or Ward Member as appropriate and reported to relevant committee for information only.
11	Retrospective support	Retrospective support is not eligible for funding.
12	Planning Permission	Outline planning permission/building regulation approval should be obtained before grant goes to committee. Awards will only be offered subject to planning permission (and other relevant permissions) being given (where relevant).
13	Parish/Town Council Funding	SSDC will only fund projects where a contribution is being made by the Town or Parish Council, unless there are very exceptional circumstances. This contribution should be proportionate to the size of the Parish. Applicants should approach Town/Parish Council for funding before coming to SSDC. The greater contribution received from Town/Parish Council and the less requested from SSDC the application will achieve a higher score. Parishes need to make better use of their precept to support local organisations.
14	Maintenance	Routine maintenance and replacement of equipment is not eligible.
15	Reserves	SSDC will only fund projects where a maximum of 1 year's running costs is held in free reserves. If a group has dedicated reserves for a particular project, these should be ring-fenced.
16	Leases	Capital grants can be awarded to leased facilities on the following grades: <£5k grant = minimum 10 yr lease. >£5k grant = minimum 15 year lease. Proof of ownership or evidence of an appropriate lease is required at the application stage.
17	Buildings, Facilities & Equipment	3 estimates should be submitted with buildings, facilities and equipment applications where possible. Access to buildings and sharing use of equipment should be demonstrated, where appropriate, and will be a condition of grant. Play area refurbishments will only be eligible for grant aid if the contractor is selected from the SSDC approved list. Rent/income from facilities should reflect market rates. Capital grants are on a one-off basis. Capital grant applications should include a strategy for maintenance of equipment to applicable standards, and a strategy for replacement (or otherwise) if appropriate Proper signage to buildings/facilities will be a condition of grant. Capital projects will need to have incorporated disabled access and an access audit will be required where relevant. Requests for capital funding of over £12,500 are beyond the remit of the Community Grants programme. A Capital Appraisal will be required and referred to the relevant Committee for approval separately.
18	Rent	Organisations occupying SSDC owned property should be assessed and treated in the same way as any other organisation. They should all know the full rent payable. They should apply for a grant in the normal way and include rental costs in their

		<p>budget.</p> <p>SSDC support should reflect the value placed on the work of the organisation not the cost of the accommodation.</p>
19	Rate Relief	<p>All organisations eligible to 100% Rate Relief apply directly to Business Rates. Charitable Arts and Sports organisations who are entitled to 80% Rate Relief can apply to Area Committees for a grant to meet the 20% shortfall. Assessments are made using an adopted set of criteria.</p>
20	Offer letters/grant conditions	<p>All grants offered by SSDC will be based on a set of conditions, which will be presented in Committee reports, to include the following:</p> <ul style="list-style-type: none"> <li>Projects must start within 6 months of the grant being offered or as otherwise specified in the offer letter</li> <li>A project update will be provided every 3 months</li> <li>Other monitoring arrangements as specified</li> <li>Publicity options (eg photos)</li> <li>Return signed acceptance slip</li> <li>Grants can only be paid for a single year and a second application is not allowed for the same project within 3 years (unless SLA)</li> <li>Any changes to the project should be notified to SSDC</li> <li>Share good practice with other organisations</li> <li>All other funding sources are secured</li> <li>Grants only payable upon receipt of invoices or receipts which provide evidence of the costs of project/purchase</li> <li>Evidence of relevant permissions being obtained (eg. planning permission)</li> </ul>
21	Loans	<p>SSDC will help applicant's access loans from other sources where possible, and consider loans only when alternative forms of borrowing are not available or at a prohibitive cost. All loans will incur interest</p> <p>Village Halls can borrow up to £5,000 through the District-wide Village Hall Loans Scheme</p> <p>Loans of up to £5,000 can be approved by Area Committees</p> <p>Loans exceeding £5,000 will require a full appraisal &amp; business plan</p> <p>Loans are offered at the appropriate Public Works Loan Board rate for the period of the loan</p> <p>The maximum repayment period will be 10 years and repaid in instalments in accordance with the agreed payment reschedule</p> <p>The maximum amount of a loan shall be £150,000. Any requests above this are beyond the remit of the Community Grants programme and will be considered separately by Full Council.</p> <p>Other loans may be available from other suitable sources</p>

# Agenda Item 12

## Area South Development Team – Update Report

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

### Purpose of the Report

To summarise the work undertaken by the Area Development Team over the last 6 months to address priorities agreed by the Area South Committee.

### Public Interest

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

### Recommendation

That the report be considered and noted.

### Background

The Area South Development Plan identifies key issues and needs within the town of Yeovil and parishes of Area South and sets out the priorities for the Area South Development Team for the year 2017/18.

The service plan (see Appendix 1) is divided into 5 sections, which relate to the 5 key areas of work:

1.	Town centre & neighbourhood management
2.	Economic development, job creation & regeneration schemes
3.	Community-led planning & development
4.	Improving access to services & facilities to reduce inequality
5.	Community Safety

The Area South Development Plan acts as a working document with regular monitoring by the Area Development Team. It was prepared in May 2017 and was informed by the Area South Members. Monitoring reports are presented to Area South Committee and individual reports on specific projects and service areas are reported to the Committee regularly.

## Project Updates

### Town centre & neighbourhood management

- The new Yeovil Vision structure has been implemented and the board now has an increased representation from the business sector. The team support Yeovil Vision meetings producing all related reports, agendas, minutes and newsletters.
- The Neighbourhood Development Officer – economy (NDO) has not yet received a response from Somerset County Council on the outstanding licensing arrangements for ongoing maintenance at the Reckleford Gyratory, this needs to be done to conclude the scheme and to release the final retention sum.
- The NDO leads the Yeovil Town Centre Enhancement Group and associated funding for year three of the Yeovil Town Centre Ranger project. Funding was agreed earlier this year. Yeovil Town Council, Yeovil Without Parish Council have agreed to contribute again. The scheduled work has been taking place over the year and is in its final phase for the autumn/winter period. This project was intended to be run as a pilot for three years, so the NDO will be meeting with the Environmental Services Manager (under the new Transformation structure) to assess how the Ranger Scheme could continue into the future. A Town Centre Enhancement Group meeting will then be convened in the new year.
- The NDO has managed the advertising in the town centre signage boards; SSSC has use of one side to promote community events for Yeovil. The Love Yeovil Marketing group has advertised Super Saturday and now the Lantern Parade and Christmas Light Switch On.
- Town centre maps project was put on hold to await the outcome of the relocation of a key emergency service, in order to avoid unnecessary re printing costs. This is taking longer than anticipated, therefore it is hoped the maps can be used on the new Love Yeovil website. This would be beneficial as electronic maps are far easier to update than traditional printed versions.

### Economic development, job creation & regeneration schemes

- The Neighbourhood Retail Enhancement Project is focussing on shops within Birchfield, Westfield and Glenthorne Avenue. The project seeks to improve the physical appearance of the shop front areas, predominantly the hardstanding areas. Work has taken place to establish ownership of these areas and to take a view on what could be achieved on each. The Engineering department agreed to draft plans for St Johns Rd shops at Birchfield. A couple of options have been drafted, the owners have been consulted along with Somerset County Highways, as there may be development control implications. Once a response has been received and assuming there are no insurmountable issues arising from those discussions, a meeting will be held with all the key stakeholders including the local councillors. It is hoped that plans will be agreed in principle before the end of the financial year and will be subject to appropriate funding being sought to deliver the scheme in 2018.
- The Area South Development Officers are members of the Love Yeovil Marketing Group and are actively supporting a range of events including the annual Christmas Lights switch on and Lantern Parade. The Parade is in its fourth year. The lantern making workshops will be held at two local schools, Oaklands Primary School, Birchfield Community Primary School and there will be a workshop for the public held at Milford Community Hall on Saturday 11th November.
- The Yeovil Half Marathon is planned to take place in March 2018. This town centre event has proved successful and it continues to grow in popularity.
- The NDO supported the Yeovil Super Saturday event in September 2017, the event was a great success, receiving extremely good reviews in the press and on social media platforms. An animatronic T-Rex was the star of the show this year thanks to funding support from the Love Yeovil Marketing Group, lots of people commented positively on the event as a whole and Quedam Shopping Centre noted that footfall was 27,885 which was up 31.7% on the previous week. The event is lead by Yeovil Town Council and supported by SSSC and other organisations and voluntary groups. The Yeovil Live voluntary group were responsible for the

live music throughout the town centre. A review meeting will be held shortly to evaluate the event and look at forward planning the programme for 2018.

- A digital audit has been carried out to assess the level to which local businesses are utilising web based sales and advertising. The audit has revealed a number of businesses who have no or little online presence. Therefore, subject to Transformation changes, the team plan to devote resource within the next ADP to projects that will assist businesses with his area of work.
- The community support assistant has continued to carry out quarterly audits of empty premises in Yeovil town centre. This provides a strong database from which to promote available premises to new businesses. The information is also used by a number of internal teams such as planning policy and economic development.
- Support has been given to the Yeovil Market Improvement group. Following the health check carried out by NABMA, the Task and Finish Group met to assess a way forward after being presented with a number of business cases. A decision was made to move forward with the option of outsourcing the market to an external operator/partner. An advertising campaign was carried out from the end of August throughout September to seek expressions of interest. The successful candidates will be interviewed week commencing 23<sup>rd</sup> October.
- Yeovil's Vintage Market received an overhaul this year and has been re-named Yeovil's Independent Market, it has also relocated to the top of Middle Street. The Emporium continue to manage this market and a service level agreement has been put in place with them to use SSDC's market rights. These markets are held on the first Saturday of the month with additional markets held on Super Saturday and a Christmas market on the 9<sup>th</sup> December. Love Yeovil are funding Reindeer and a snow dog to help enhance the Market on the 9<sup>th</sup>. These will be located in the bandstand and will compliment Father Christmas who will be in his grotto in the Quedam.
- Promotional pitches in Yeovil town centre are now handled by the Area Development Team, an agreement has been reached with Licensing as an interim measure to try and control the presence of promotional stalls. Charges now apply to most promotional stalls and a more detailed policy will be drafted in the new year to set out a number of terms and conditions. Licensing and Area Development will continue to work together on this to reach the desired outcome.

#### Community-led planning & development

- Area South Bulletins are sent out quarterly to Parish Councils, Community Groups and other interested parties within Area South. These bulletins contain information on council services but also information from our partners that may be of interest to our residents.
- The Area South community web pages have been developed further and the team have increased the presence of the Yeovil markets on social media.
- The Master Plan project for West Coker recreation ground is progressing; the architect and project manager are engaged with the Parish Council and the project team have now completed phase 1 of the Play Park action plan.
- The NDO – community, is supporting East Coker Parish Council to enhance the Recreation Ground in the heart of the village. The project team have already obtained funding for new football goals and are now aiming to improve the playing pitches and changing rooms.
- NDO has supported both East Coker and West Coker Parish Councils in developing Housing needs surveys.

#### Improving access to services & facilities to reduce inequality

- The St. Peters Community Hall (Westfield, Yeovil) have successfully complete phase 1 of Big Lottery Reaching Communities and have submitted their Phase 2 application.
- Partnership working has begun with Spark and the Yeovil Well-Being Alliance to tackle health and social inequalities in the Yeovil area



- The NDO continues to assist Westfield Community Association and partners to deliver the 'Our Neighbourhood' regeneration plan
- Support has been provided to SASP and Westfield Academy to deliver an activity programme targeting inactive young people.
- Our Place funding has been given to support fuel poverty workshops for local residents in the Yeovil area.
- The community facility adjacent to the new Kingfisher Academy is currently under construction. The Area Team Leader has been working with Spark to develop a community association in the area. There are a number of very keen volunteers who have expressed an interest in starting a community association and possibly taking on running the community room in the future but it is still very early in the process. However, the group have already run a very successful community picnic which took place in the summer and have activities planned for Halloween and next spring, which is extremely positive for such a new community.
- The Wyndham Park Community Hub is now well used and has groups including the CAB, health visitors, parent and toddler group, coffee morning, arts and craft club, youth club, Dreamscheme, book club, family counselling sessions and training courses. The Primary School is also open to the community for groups that require more space such as dance classes and the community association meetings are now so well attended that they have also moved to the school. The current strength of the community association has prompted the Wyndham Park Partnership to decide to cease meeting. The group still exists, so will be brought together if an issue arises that needs a multi-agency approach but for now the community association are able to challenge issues without the need for a separate partnership. The challenge for SSDC now is to move forward with the transfer of land so that further play areas and open space can be developed for this estate.
- Universal Credit was fully rolled out across South Somerset in April 2017. The Community Office Support Manager continues to work closely with the Benefits and Housing/Welfare teams to ensure that the Community Support team receive the appropriate training and access to information to support Universal Credit claimants. In the coming months the Council's Transformation programme will focus on the needs and preferences of customers that use 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 most efficient and effective 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.

#### Community Safety

- The departure of both the Community Safety Manager and Yeovil One Administrator has meant that a great deal more of the Area Development Team Lead's (ADTL) time has been spent on Community Safety than was originally planned. However, a member of the Environmental Health Team has been seconded one day a week to help look in to developing our use of community safety powers such as Public Space Protection Orders (PSPO's) and provide support to the Yeovil One Operational Team.
- The ADTL has continued to support the Yeovil One Tactical Group and is working with partners to identify what resource is needed to be effective in dealing with community safety issues moving forward. Whilst losing two members of staff has been difficult, it does provide an opportunity to review the structure of the team and look for opportunities for improvement.

#### **Appendices to consist of:**

Appendix 1: The Area South Development Plan 2017/18 update

**Financial Implications**

None.

**Council Plan Implications**

Health and Communities

To build healthy, self-reliant, active communities

Economy

To promote a strong economy with thriving urban and rural areas

**Carbon Emissions & Climate Change Implications**

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

**Equality and Diversity Implications**

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

**Background Papers**

None

## Area South Development Plan (2017-18)

Portfolio Holder – Councillor Peter Gubbins

Team Lead – Natalie Fortt

### This is what we do:

Work with communities, Councillors and service providers across our Area supporting the development of stronger communities, promoting economic vitality and helping to create better, more self-sustaining places to live and work



**Who do we work with?** *We work in partnership with the following services, agencies and organisations to achieve our priorities:*

<p>Access For All                  Armed Forces Community Covenant                  Alzheimer's Society                  Avon &amp; Somerset Constabulary                  BBC Somerset (Media related)                  British Heart Foundation                  Bus operators                  Business community (various members)                  Charities and volunteer groups (various)                  Children and youth work groups (various)                  Citizen Advice Bureau                  Community Associations :                      Abbey Manor                      Westfield                      Milford                      Birchfield                      New Town                      Wyndham Park                  Community Speed Watch                  Co-operative Shop (Westfield)                  Developers and agents                  Devon &amp; Somerset Fire &amp; Rescue Service                  Environment Agency</p>	<p>GP Surgeries – Yeovil and Area South                  Individual volunteers (various)                  Knightstone Housing Association                  Locality &amp; DCLG (through the Our Place project)                  Local buskers/musicians                  Magna Housing Association                  National Trust                  NHS :                      Health visitors                      Yeovil District Hospital                      Public health specialists                      Older people (preventative)                  Pathways                  Play groups / pre-schools (various)                  Post office                  Parish Councils                  Quedam shopping centre</p>	<p>Royal British Legion                  Royal Navy Welfare                  Shopmobility                  Social Enterprises (various)                  Somerset County Council                  Somerset Rural Youth                  Somerset Smokefree Alliance                  South Somerset Mind                  Yarlington Housing Group                  Stonewater Housing Association                  Spark                  The Breeze                  The Conduit                  The Emporium                  The Hub – Yeovil                  Ward Members                  Western Gazette                  Yeovil Job Centre                  Yeovil in Bloom                  Yeovil Chamber of Trade &amp; Commerce                  Yeovil Foundation Learning Partnership                  Yeovil Town Council                  Yeovil One Team</p>	<p>Yeovil Churches :                      Yeovil Community Church                      St.Peter's Church                      St.Mark's Methodist Church                      St James Church                      Yeovil Family Church                      Birchfield Church                  Yeovil Street Pastors                  Yeovil Schools federation :                      Yeovil College                      Milford infant School                      Milford Junior School                      Grass Royal School                      Pen Mill School                      Reckleford School                      Birchfield Community School                      Bucklers Mead Academy                      Aspire group (Bucklers mead)                      Westfield Academy                      Preston Academy</p>
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**Our Priority Areas for 2017/18 are:**

1.	Town centre & neighbourhood management
2.	Economic development, job creation & regeneration schemes
3.	Community-led planning & development
4.	Improving access to services & facilities to reduce inequality
5.	Community Safety

## Service Standards for 2017/18 (our core work)

1.

### Community Grants

South Somerset District Council (SSDC) is committed to supporting community development and projects, for which we offer a range of grants. The standards that we expect to fulfil are:

- Grant application pack to be sent out within 48 hours of request
- Acknowledgment letter to be sent out within 3 days of receipt of application form
- Award letter and conditions to be sent out within 5 days of Scrutiny call in period

2.

### Front Office

The Council have staff available in the Area Office providing advice & guidance on all Council services, in particular:

- Verification and processing of housing benefit applications, assistance with online Universal Credit applications, receipt of payments, dealing with South Somerset District Council enquiries and signposting/referring to other agencies as appropriate

3.

### Community Development and Regeneration

South Somerset District Council's Area Development Team aims to:

- Answer all community development and regeneration queries and questions received within the timescales set by corporate service standards
- Offer advice and support to any community group within Area South wishing to produce a Parish Plan or Neighbourhood Development Plan
- Enable one business event and maintain regular contact with local business associations
- Respond to Sole Traders' and Companies' enquiries within the timescales set by corporate service standards
- Encourage participation and give at least 6 weeks' notice of workshops, meetings or consultations, which will always be held in accessible venues
- Ensure that communities are consulted and engaged with all of our major physical improvement projects through a communications plan
- Offer funding advice to local associations and voluntary groups and signpost to grant assistance for possible sources of funding
- Coordinate & arrange meetings & workshops in response to demand from Area South Committee, Parishes & community organisations, which bring together key partners and community representatives to jointly tackle issues relating to the well being of residents in the Area
- Check our SSDC website pages once a month to make sure they are up-to-date and relevant
- Actively market the Area as a place to live and work, promoting key towns through communications plan

Priority Area	Action	Who	When	Outcome	Performance Measure	Update
1. Town centre & neighbourhood management	Support local chamber of commerce and business Associations	M Ainsworth N Fortt	Ongoing	Stronger relationship between South Somerset District Council and business community. Better understanding of issues affecting local business.	Dissemination of South Somerset District Council information via Chamber channels	Regular meetings held with Chamber representatives.
	Continue support for the Love Yeovil marketing Group. Attending meetings and assisting with the direction of the group. Developing a website and increasing engagement with social media platforms, a marketing strategy and an events programme. Developing and agreeing sponsorship pack. Obtaining funding for projects and events	M Ainsworth N Fortt	Nov 2017	Increased footfall in the town centre. Improved profile and programme of events. Improved buy-in of local businesses.	Love Yeovil Group formalities in place. Number of events assisted, website launched, sponsorship gained. Report to Area South Nov 2017. Updates to Yeovil Vision Board.	Support given at monthly meetings, support given in actively engaging with town centre businesses. Assisting with website development and social media platforms. Assisting with development of sponsorship packs.
	Merge town centre maps work with Love Yeovil communications plans.	M Ainsworth Community Support Assistant	Ongoing to fit with Love Yeovil timescales	Cohesive image in relation to maps and on street 'way marking' and Love Yeovil website.	Report to Area South Nov 2017. Updates to Yeovil Vision Board.	Adjusting map to be used on Love Yeovil website
	Continue to support the Yeovil Town Centre Enhancement Group and implement the multi-agency maintenance schedule	M Ainsworth Community Support Assistant	March 2018	Cleaner, better maintained environment in the town centre	Programme of improvement agreed & implemented. Update reports to Area South committee.	Ranger Scheme delivering against the programme of works for 2017/18
	Continue to support Yeovil Vision Board	N Fortt Community Support Assistant	March 2018	Maintaining the Yeovil Vision within a cost effective and streamlined structure, to influence strategic projects seeking external resources and to oversee the delivery of local projects to benefit Yeovil	Supporting Yeovil Vision meetings producing all related reports, agendas and minutes	Support given, now awaiting the results of the Yeovil Refresh.

Priority Area	Action	Who	When	Outcome	Performance Measure	Update
	Continue to support the administration of promotional spaces in Yeovil town centre and develop promotional pitch policy	Community Support Assistant L Davis / M Ainsworth	March 2018	Vibrant and diverse town centre environment	Report to Area South committee	Agreement in place with licensing for Area South Development to charge for promotional pitches. Policy to be drafted.
2. Economic development, job creation & regeneration schemes	Yeovil Refresh Public Realm	N Fortt M Ainsworth	Awaiting the publication of the Yeovil Refresh.			
	Digital high street work	M Ainsworth N Fortt Community Support Assistant	Mar 2018	Understanding of how many businesses in the town centre are not 'online' and how adaptable the town is to the digital challenge facing our high streets	Report to Yeovil Vision	Complete.
	Resolve final agreements on licence for the Reckleford Road Scheme	M Ainsworth	Dec 2017	Project finalised and retention monies released.	Project completion by December 2017.	Ongoing, waiting for response from Highways on completion of licence and remaining retention sum.
	Support given to town centre events including Yeovil Half Marathon, Super Saturday and the Christmas Switch on. Support Love Yeovil with new events as they arise.	M Ainsworth Community Support Assistant	Throughout the year	Successful events delivered in partnership with key stakeholders.	Events delivered successfully.	Yeovil Half Marathon and Super Saturday successfully delivered with input from Love Yeovil. Plans for Christmas Switch on being advertised.
	Neighbourhood retail enhancement project – Westfield and Birchfield	M Ainsworth J Divall Community Support Assistant	March 2018	More attractive shopping environments within our neighbourhoods.	Plans and funding agreed for one of the projects, start dates agreed.	Draft plans have been prepared for St Johns Rd shops, awaiting response from SCC, as there

Priority Area	Action	Who	When	Outcome	Performance Measure	Update
Page 56	Continue to support and develop existing and new initiatives for Yeovil Markets	M Ainsworth L Davis Community Support Assistant	March 2018	Enhanced street markets and regular themed markets. Markets better connected to town centre events.	Existing market improved, new markets tested on Saturdays. Reduced resource implications for Area South Development Team. Reports to Market Improvement Group, Area South committee and Yeovil Vision Board.	Adverts have gone out for the outsourcing of the markets to a market partner, deadline for applications was 26th September. Interviews with the successful candidates will take place week commencing 23rd October.
	Continue to oversee newly transformed Vintage market	M Ainsworth	March 2018	Successful vibrant market attracting footfall to the town centre.	Vintage market being managed externally with less resource implications from South Somerset District Council. Renewed name for market. Service Level Agreement in place. New location trialled top of Middle Street.	Ongoing, Yeovil's Independent Market (previously known as Vintage market) has been running for a few months at its new location at the top of Middle Street.
3. Community led planning & project development	Support local Parishes to deliver Housing Needs Surveys West Coker East Coker	J Divall J Divall Community Support Assistant	Sep 2017 Sep 2017 Sep 2017	Improved, current evidence of need which can be used to enable the strategy housing team to establish local demand and need.	Completed Parish Housing needs survey's – included to SSDC Strategic Housing Strategy	West Coker Complete.  East Coker ongoing
	Project Manage Westfield	J Divall	Mar 2018	More cohesive community with	Projects supported.	Updated project



	Regeneration Programme			better facilities and less isolated individuals	Progress report in March 2018	report, projects are on-going
<b>Priority Area</b>	<b>Action</b>	<b>Who</b>	<b>When</b>	<b>Outcome</b>	<b>Performance Measure</b>	<b>Update</b>
Page 57	Continue to support and advise communities and businesses to initiate and implement projects within Area South	M Ainsworth N Fortt J Divall Community Support Assistant	Ongoing	Continued engagement with communities and businesses to deliver successful community projects and business outcomes	Engagement, advice and support given to at least 10 projects.	On track to reach our target.
	Provide funding advice and guidance to charitable organisations and manage and assess community grant fund applications.	N Fortt J Divall	March 2018	Organisations able to access funding.  South Somerset District Council support to local organisations	Allocation of the full fund by March 2018.  Reports to Area South Committee	Ongoing.
	Support Neighbourhood Plan groups in:  East Coker	J Divall	Sep 2017	Parishes have greater influence over the scale of growth and type of development required to improve sustainability and to meet local need.	Plan 'made' and incorporated into the Local Development Framework	Supporting parish to achieve elements of the plan (i.e. East Coker Recreation Ground project)
4. Improve access to services & facilities to reduce inequality	Comment on impact of significant planning applications  Encourage parish engagement with applications and S106 negotiations  Link community projects with local available S106	Area Development Team  Area Development Team  Area Development Team	Mar 2018  Mar 2018  Mar 2018	Community infrastructure improvements can be achieved more quickly with S106 adding value to wider investment  Clear reporting of S106 investment projects to Area South Committee  Ward members & Parishes have better awareness of S106	Update S106 annual statement sent to Parishes / Ward members	Ongoing

Priority Area	Action	Who	When	Outcome	Performance Measure	Update
	Support all Yeovil local Community Associations to improve access to services and facilities	J Divall / N Fortt	Mar 2018	Improved communication amongst service providers and with local community. Co-ordinated approach to improving health & well being	Projects supported. Progress report to Area South Committee.	Westfield and Wyndham Park have both successfully recruited more volunteers.
	Support Westfield Community Association to deliver local health & well-being projects that tackle health inequalities in the Neighbourhood, including: 1) Community training programme 2) Tackle image & communication of community 3) Fuel Poverty 4) Road safety	J Divall J Divall J Divall J Divall	Mar 2018	Reduced Health Inequalities in this target area.	Projects supported. Progress report to Area South Committee.	Ongoing projects.
	Produce, publish and print Halls for Hire brochure for Yeovil and Surrounding villages	Community Support Assistant	Once a year	Better use of community spaces and more viable community halls.	Positive feedback from bookings clerks.	Completed and positive feedback received.
	Run an area wide Youth Opportunities Group to support sharing of information	N Fortt Community Support Assistant	March 2018	Shared resources and increased provision for young people. Remove any duplication and target reduced resource to areas of high need	Report to Area South Committee	Well attended Bi-monthly meetings taking place.

Priority Area	Action	Who	When	Outcome	Performance Measure	Update
	Support parish run youth provision	N Fortt	March 2018	More open access youth provision in Area South.	Support given to Yeovil Town Council in monitoring the contract for youth provision in Yeovil.  Yeovil Without Parish Council having secured new youth provision within the parish.  Support given to Knightstone Housing to restart the Dreamscheme project in Wyndham Park.	All actions completed.
	Run a high quality access point & advice service for the public at Petters House	L Davis / Community Support Assistants	Ongoing	Improved customer experience & service. Integration of front desk services with other agencies	Annual report Area South Committee To achieve 98% customer satisfaction	Ongoing.
	Support feasibility work for multi-agency hubs in Yeovil (One Public Estate).	L Davis	March 2018	Improved customer access to services and customer service. Improved partnership working	Report to Area South Committee.	Report due to committee shortly.
	Support the delivery of new play facilities at West Coker Recreation Ground	J Divall	Sep 2018	Improved access to play facilities	Funding secured. Play equipment installed and site complete	Phase 1 and new footpath is complete
	Support project plan delivery and identification of funding for new Multi Use Games Area at West Coker Recreation Ground	J Divall	Sep 2018	Improved access to youth facilities	Funding identified, applications processed and project plan in place	On-going: need to understand how to stop the site from flooding before we can action fundraising and design for the project

Priority Area	Action	Who	When	Outcome	Performance Measure	Update
Page 60	Support Parishes & Trusts to establish Master plans for Recreation Grounds: West Coker East Coker Barwick	J Divall J Divall J Divall	Sep 2018 Sep 2018 Sep 2018	Clear plans for future community facilities.	Agreed master plans	WC: Completed Project & programme plans  EC & Barwick are supported and projects are starting to come forward
	New Sports pavilions for parish – support the project to build stage West Coker Barwick East Coker	J Divall J Divall J Divall	Sep 2018 Sep 2018 Sep 2018	Full project plan and permissions to start the project.	Report	WC: project plan in place. Barwick: working with parish council to determine location & needs assessment. EC: Discussions have started around expanding the pavilion
	New Community Centres – support project to build stage Westfield Wyndham Park Lufton	J Divall N Fortt N Fortt	Ongoing Ongoing June 2018	New community centres built.	Report to committee. Lufton Centre due to be opening June 2018	Westfield: Project team have completed Phase 2 of Big Lottery and awaiting results to enter Phase 3. Wyndham: Community Hub working extremely well but no land yet identified for permanent hall. Lufton: Community Rooms currently on track to be completed by June 2018.

	Support existing Community Hall management committees to improve local facilities: 1) West Coker 2) Barwick	J Divall J Divall	Ongoing	Better facilities	Report to committee. Project plans and funding strategies produced.	WC: Community grants and officer support has been given to help improve the centre. Vast improvements have all led by community themselves. Barwick: on-going discussions.
	Arrange Annual Parish Meeting and workshops in response to demand from Area South Committee, Parishes & Community organisations	Area Development Team Democratic services officer	Jan 2018	A forum for debating important local issues & agreeing best solutions. Raise awareness of opportunities	Report to Area South Committee	Cancelled due to poor confirmed attendance from parishes
	Coordinate and Chair Area Community Forum	N Fortt Community Support Assistant	March 2018	A forum for debating important local issues and agreeing best solutions. Improved awareness of opportunities and better collaboration across groups.	3 forum events arranged each year	Completed.
Priority Area	Action	Who	When	Outcome	Performance Measure	Update

	Work with Developers to plan community facilities on future key sites in Yeovil and surrounding parishes in Area South.  Particular focus on Kingfisher Primary School at Lufton, Community Facilities adjacent to Wyndham Park and the proposed development at Keyford.	N Fortt J Divall	Ongoing	Future key sites will provide facilities to ensure more sustainable communities.	Plans for Community facilities on all future key site developments.	All three community facilities are planned.
	Support new communities, particularly the Wyndham Park Partnership, Wyndham Park Community Association and the fledging association on the Lufton Estate.	N Fortt	Ongoing	Stronger cohesive new communities on our key sites, that are better able to deal with issues and eventually able to lead on community engagement projects in their own community.	Community associations on our new key sites.	Ongoing.
	Maintain and publish up to date Ward Profiles	H Sharpe	March 2018	More people able to access information about where they live and work locally	Updated Ward Profiles	Work currently underway, due to be completed by December 2017.
5. Community Safety	Develop and support the Yeovil One project.	N Fortt C Malcolmson	March 2018	Greater partnership working on community safety issues within the Yeovil One area, as early intervention leads to reduced anti-social behaviour.	Report to committee	Ongoing
	Support the Yeovil One Tactical Group.	N Fortt C Malcolmson	March 2018	Provide strategic direction and high level support for the operation team.	Operational team feel able to escalate issues to the Tactical Team.	Ongoing

In addition, the service will deliver actions to deliver key corporate strategies, comply with corporate policies, deliver savings, monitor performance, review and monitor complaints and manage risk within the service.

# Agenda Item 13

## **Area South Committee Forward Plan**

*Communities Lead:* Helen Rutter, *Communities Lead*  
*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

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## 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
<b>29<sup>th</sup> November 2017</b> <i>(Please note revised date for the December meeting)</i>	Markets Improvement Strategy	Update Report on the Yeovil Markets	Natalie Fortt, Area Development Lead - South
	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
	Citizens Advice South Somerset (CASS) Presentation	Presentation from Citizens Advice South Somerset	Angela Kerr, CEO or Kim Watts Client Services Manager, CASS
	Yeovil Refresh	Update report on the Yeovil Refresh	Helen Rutter, Communities Lead
<b>4<sup>th</sup> January 2017</b>		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	
<b>7th February 2018</b>	Yeovil Vision & Regeneration Update	Update report on Yeovil Vision and Regeneration	Helen Rutter, Communities Lead / Natalie Fortt, Area Development Lead - South
	Work of the Conservation Service	Annual report on the work of the Conservation Service.	Rob Archer, Conservation Manager
	Historic Buildings at Risk	Confidential report on the Historic Buildings at risk within Area South.	Rob Archer, Conservation Manager & Andrew Tucker Conservation Officer
	SSDC Welfare Benefit Work in South Somerset	Annual Update on the Welfare Benefit Work in South Somerset	Catherine Hansford, Welfare Benefits Team Leader
	Yeovil Western Corridor Update Presentation	Quarterly update presentation from SCC on the Yeovil Western Corridor Improvements	Richard Needs, SCC



<b>Meeting Date</b>	<b>Agenda Item</b>	<b>Background/ Purpose</b>	<b>Lead Officer</b>
<b>7<sup>th</sup> March 2018</b>	Yeovil Chamber of Trade	Yeovil Chamber of Trade Presentation	David Woan, President Chamber of Trade
	Yeovil Half Marathon	Yeovil Half Marathon Presentation	Steve Elliott, Total Buzz Events
	Strategic Key Sites within Area South	Section 106 update report on the Strategic Key Sites within Area South	Neil Waddleton, Section 106 Officer
<b>TBC</b>	One Public Estate Programme	Update report	Nena Beric, Project Manager

# Agenda Item 14

## **Planning Appeals (For information)**

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

### **Purpose of the Report**

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

### **Recommendation**

That the report be noted.

### **Background**

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

### **Appeals Received**

Ward: Coker  
Proposal: Removal of existing garage and erection of a detached dwellinghouse  
Appellant: Mr & Mrs B Delves  
Site: Coker Firs, 141 West Coker Road, Yeovil BA20 2HH

### **Appeals Dismissed**

Ward: Coker  
Proposal: Notification for prior approval for the change of use of existing agricultural building to a dwelling  
Appellant: Mr Paul Richards  
Site: Woodentop Farm West Coker Hill West Coker Yeovil Somerset BA22 9DG

### **Financial Implications**

None

### **Implications for Corporate Priorities**

None

### **Other Implications**

None

***Background Papers:*** Planning application files



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## Appeal Decision

Site visit made on 4 September 2017

by **Robert Parker BSc (Hons) Dip TP MRTPI**

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

Decision date: 27 September 2017

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**Appeal Ref: APP/R3325/W/17/3173237**

**Bison house, Woodentop Farm, Ridge Lane, West Coker, Yeovil, Somerset BA22 9DG**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 3, Paragraph Q.2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.
  - The appeal is made by Mr Paul Richards against the decision of South Somerset District Council.
  - The application Ref 16/05323/PAMB, dated 2 December 2016, was refused by notice dated 26 January 2017.
  - The development proposed is change of use from agriculture to 3 bed dwelling.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. The application was made under Article 3 and Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (hereafter referred to as Class Q). This permits development consisting of: (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; and (b) building operations reasonably necessary to convert the building.
3. The application form and plans indicate that approval is being sought under Class Q(a) and Class Q(b). The Council dealt with the application on this understanding and I shall determine the appeal on the same basis.
4. Permission under Class Q is conditional upon the developer first applying to the local planning authority for a determination as to whether its prior approval would be required as to the matters set out in Paragraph Q.2(1)<sup>1</sup>. However, Paragraph W(3) explains that the local planning authority may refuse an application where, in its opinion, the proposed development does not comply with any conditions, limitations or restrictions specified as being applicable to the development in question.
5. The submitted plans identify an area of proposed curtilage. This would be immediately beside the building and no larger than the land area occupied by it. It would therefore meet the definition of 'curtilage' set out in Paragraph X.

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<sup>1</sup> All paragraph references hereafter relate to paragraphs within Schedule 2, Part 3 of the Order.

## Main Issue

6. The main issue is whether the proposal would constitute permitted development under Article 3 and Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

## Reasons

7. The deemed permission granted by Class Q is subject to the criteria set out in Paragraph Q.1. The proposal must meet all of these requirements in order to qualify as permitted development. Paragraph Q.1(f) states that development is not permitted by Class Q if development under Class A(a) or Class B(a) of Part 6 of Schedule 2 (agricultural buildings and operations) has been carried out on the established agricultural unit since 20th March 2013.
8. The Council contends that works for the construction of a new agricultural barn commenced at some point after 20th March 2013, pursuant to an application under Part 6 which was determined by the authority in December 2011. The appellant does not contest this, but points out that the building cannot now be completed, due to a period of five years having elapsed since the application was originally made<sup>2</sup>.
9. Thus it is argued that the purpose of Paragraph Q.1(f) – to prevent the creation of new agricultural buildings as substitutes for buildings proposed to be taken out of agriculture for residential use – has not been transgressed. Be that as it may, the interpretation of Class Q wording is an objective matter. Whether development has been carried out is a question of fact to be established based on the evidence. There is no dispute that the groundworks for the building were commenced after the relevant date. The incomplete structure was in situ at the time of my inspection, comprising a steel frame bolted to concrete pads in the ground. These works constitute a 'material operation' under S56(4) of the Act and therefore development is deemed in law to have begun.
10. The appellant is effectively suggesting that the development must be substantially complete in order for it to be 'carried out' under Paragraph Q.1(f). I do not share the same interpretation. The carrying out of development is a process between the points of commencement and completion. On the evidence before me it is clear that development under Part 6 has been carried out in this particular case and therefore it follows that the appeal proposal would be in conflict with Paragraph Q.1(f). For this reason, it would not qualify as permitted development.
11. The application was also refused on the grounds that the works necessary to change the use of the building would not fall within the scope of that permissible under Class Q(b) and Paragraph Q.1(i). The latter permits the installation or replacement of windows, doors, roofs, or exterior walls, or water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and partial demolition to the extent reasonably necessary to carry out the aforementioned building operations. The Planning Practice Guidance clarifies that it is not the intention of the permitted development right to include the construction of new structural elements for the building.

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<sup>2</sup> Paragraph A.2(2)(vi) of Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) Order 1995, as amended.

12. Formerly used as a bison shed, the agricultural building in question comprises one half of a portal frame structure which is constructed off a concrete slab. Between the metal uprights is dense concrete blockwork up to a height of approximately 1.8 m, above which the walls consist of plastic coated cladding or vertical timber boarding, depending upon the side. The profile sheet roof is supported by timber purlins which span the metal rafters.
13. A structural engineer commissioned by the appellant identified no obvious signs of distress in the steel frame and no signs of settlement cracking on the dense block walls. This would suggest that the foundations have been cast into reasonably substantial sub soil. The Council provides no counter evidence of its own and based on my observations at the site inspection I have no reason to disagree with the structural engineer's finding that the building has enough structural integrity to be adapted to residential use.
14. The proposal is to extend the existing blockwork walls upwards to meet the roof, with windows inserted into these upper sections. There would almost certainly be a requirement under the Building Regulations to install insulation on the inner face of the walls and above the new ceiling. Services would be located beneath a raised timber floor. However, these internal works would be contained within the building envelope and they would be reliant upon the pre-existing structure for support.
15. The Council cites a High Court judgment and a pair of appeal decisions in support of its case on the extent of building works being proposed. I have not been provided with copies of the relevant documents and therefore cannot determine whether there are any direct parallels between these cases and the appeal scheme.
16. On the evidence presented, I am satisfied that the building is capable of conversion to residential use without amounting to complete or substantial reconstruction of the structure. The proposed works would be within the scope of that permissible under Class Q(b) and Paragraph Q.1(i). However, this finding does not alter the fact that the proposal would not be permitted development under Class Q by virtue of its failure to comply with Paragraph Q.1(f).

### **Other Matters**

17. The Council raises further questions over whether the location of the building within the farm complex makes it otherwise impractical or undesirable for the building to change from agricultural use to a dwelling. Since I have already determined that the proposal would not be permitted development, there is no need for me to consider the matters for which prior approval is required.

### **Conclusion**

18. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

*Robert Parker*

INSPECTOR

# Agenda Item 15

## 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 3.30pm.**

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

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
16	COKER	17/03689/FUL	Erection of a detached dwelling with associated driveway and landscaping.	Land Rear Of Burton Cottage Farm Higher Burton East Coker	Mr & Mrs Mornement
17	COKER	17/03659/FUL	The erection of a new visitor centre	Dawes Twineworks 94 High Street West Coker	The Coker Rope And Sail CIO
18	COKER	17/04220/DPO	Application to vary S106 agreement dated 2nd March 2011 between South Somerset District Council, E.N.B Clive-Ponsonby-Fane, C.E.B Clive-Ponsonby-Fane, J.B Clive-Ponsonby-Fane and Abbey Manor Group Limited to replace the obligation to undertake highway works with a financial	Land South Of The A3088 Western Relief Road Yeovil	Abbey Manor Group Limited

			contribution of equivalent value.		
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*Further information about planning applications is shown below and at the beginning of the main agenda document.*

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

### **Referral to the Regulation Committee**

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

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

### **Human Rights Act Statement**

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

# Agenda Item 16

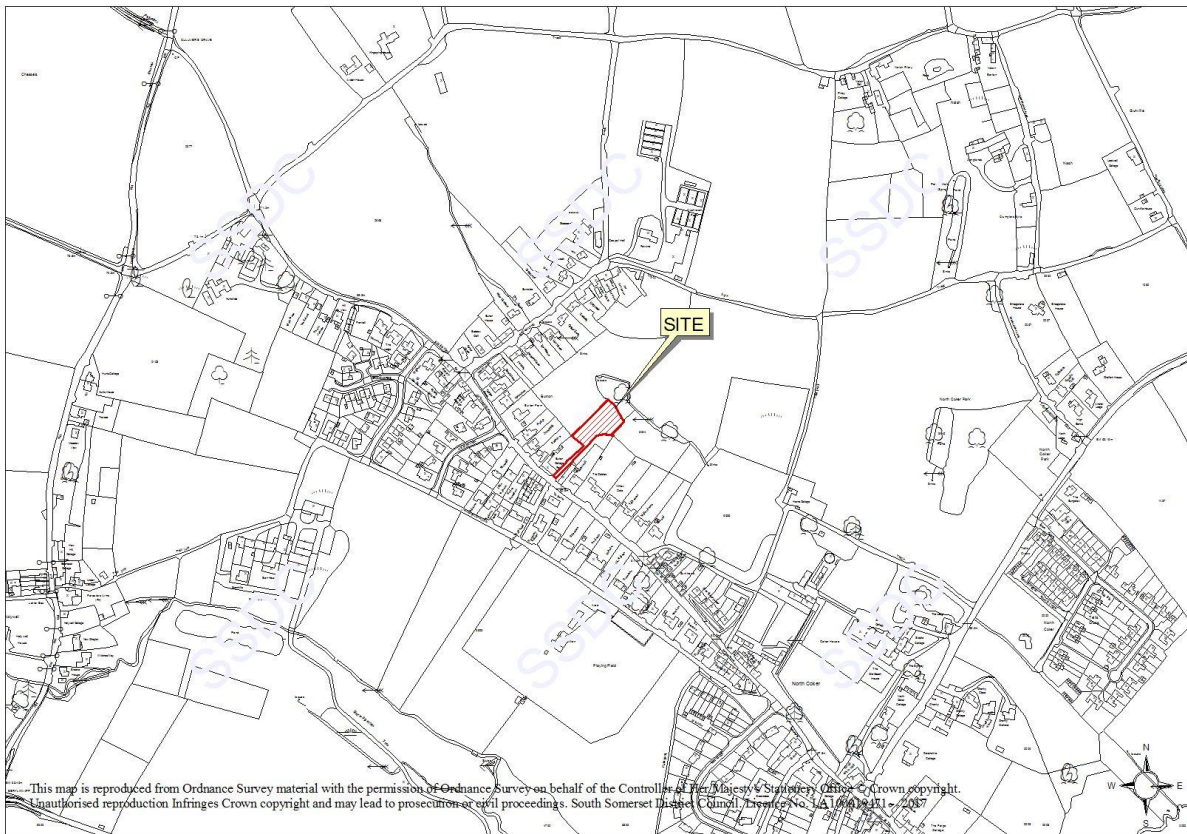
## Officer Report On Planning Application: 17/03689/FUL

<b>Proposal :</b>	Erection of a detached dwelling with associated driveway and landscaping.
<b>Site Address:</b>	Land Rear Of Burton Cottage Farm Higher Burton East Coker
<b>Parish:</b>	East Coker
<b>COKER Ward (SSDC Member)</b>	Cllr G Seaton Cllr Cathy Bakewell
<b>Recommending Case Officer:</b>	Andrew Collins – Planning Officer
<b>Target date :</b>	6th November 2017
<b>Applicant :</b>	Mr & Mrs Mornement
<b>Agent: (no agent if blank)</b>	Brimble Lea And Partners Wessex House High Street Gillingham SP8 4AG
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

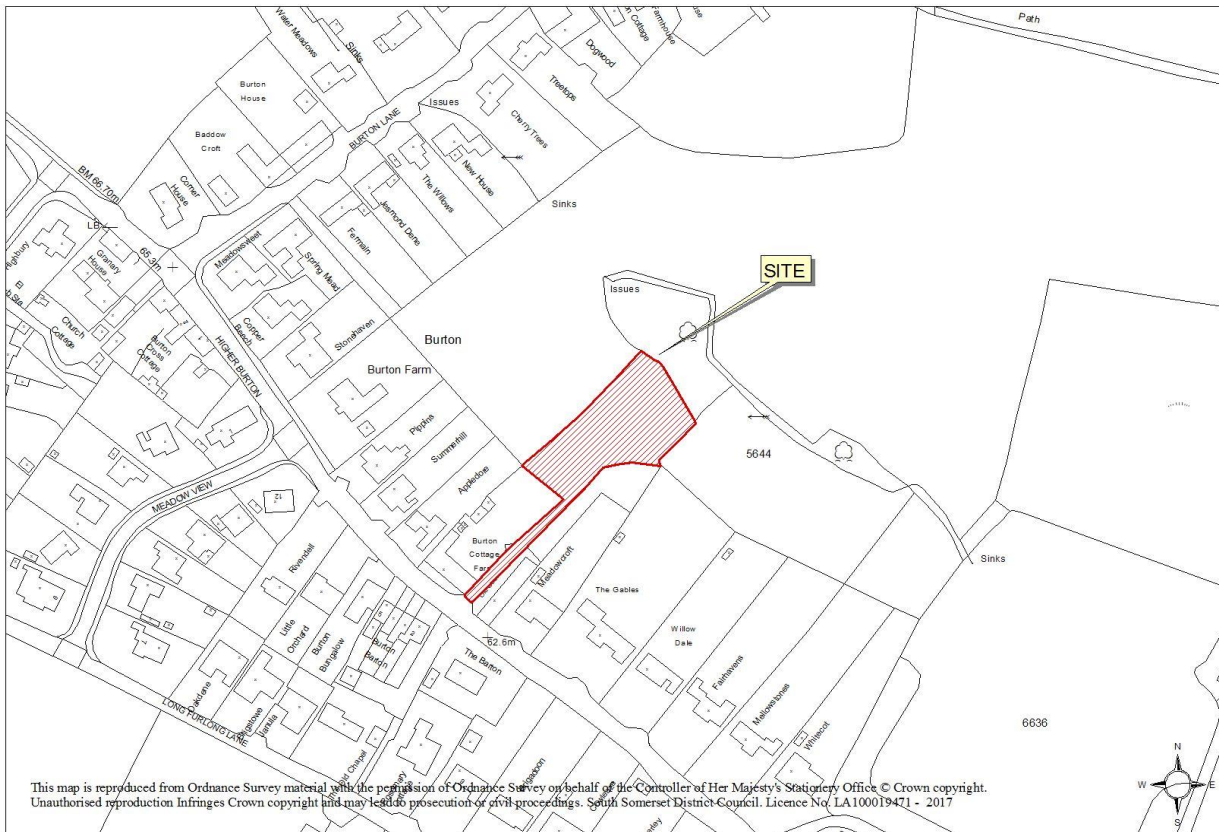
### Reason for Referral to Committee

This application is referred to the Area South Committee in agreement with the Area Chairman at the Ward Members request in order to consider the merits of the application, the character of the area and the impact upon the listed building.

### Site Description and Proposal







Burton Cottage Farm is located on the North-eastern side of Higher Burton at the western end of the settlement of East Coker. Burton Cottage Farm is a detached Grade II partly thatched listed building. To the southeast of the property is Old Stable Cottage, which is a barn conversion, formerly associated with Burton Cottage Farm approved in 1998. Between the 2 properties is a vehicular access which currently serves these 2 properties. To the rear of Burton Cottage Farm is a parking area, behind timber gates. Further to the northeast is a paddock / orchard area surrounded by trees, divided by a field gate and a 2 bar fence from the dwelling.

This application is seeking full planning permission for a single dwelling. In detail a single storey dwelling is proposed on the site. The existing parking area would be subdivided, with a hedgerow and a new vehicular access provided along the south-eastern boundary that leads to a parking area and the new dwelling. The submitted plans show a mainly circular 3 bed dwelling. This has 2 small wings facing northeast and southeast and an orientation towards the northeast with large glass folding doors. The roof has a steep pitch and eyebrow dormers are show round the windows. The submitted plans and application form indicate that the dwelling to be constructed of lime render straw bale for the walls and either sedum or straw for the roof. The roof material differs from the application forms and drawings and clarification has been south from the agent.

The application is supported with a Heritage and Planning Statement.

During the course of the application amended plans have been received confirming no first floor accommodation.

## HISTORY

98/01434/FUL - The conversion of existing workshop/shed into a single storey dwellinghouse (re-submission) - Application permitted with conditions - 06/08/1998

98/00666/FUL - The conversion of existing stable/store into a single storey dwellinghouse - Application Refused - 29/05/1998

## **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  
SS2 - Development in Rural Settlements  
HG4 - Provision of Affordable Housing Sites of 1-5 Dwellings  
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  
Chapter 12 - Conserving and Enhancing the Historic 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 Documents

Somerset Parking Strategy  
Somerset Standing Advice

Other Relevant Considerations

Steer v SSCLG [2017] EWHC 1456 (Admin) - This High Court Case concerned two applications. The first application was for outline planning permission for the erection of up to 400 dwellings and a convenience store. The second application was for outline planning permission for the erection of up to 195 dwellings in the southern half of the same site. Historic England had objected to the proposals but a planning inspector had allowed permission on appeal. The key considerations in this case were the setting of the Grade I listed Kedleston Hall and its Historic Park and Garden. The case centred on setting. The judge quashed the decisions on the basis that the setting of a heritage asset was a much

wider concept than mere visibility.

Historic England Setting of Listed Buildings guidance

## **CONSULTATIONS**

EAST COKER PARISH COUNCIL - *"Have no objections to make and support this application"*

SSDC LANDSCAPE ARCHITECT - *"It is pertinent that the settlement pattern associated with housing to the north of Higher Burton, and that of Burton Lane, is emphatically linear, and one plot depth, and this linear arrangement of housing running along and facing onto Higher Burton, with its undeveloped land to the rear, is a prime characteristic of the settlement. The application site is a former orchard, now primarily a mix of amenity planting and mown grass, and is one of a number of plots that originated as small paddocks/orchards to the north of Higher Burton.*

*This undeveloped backland open area contrasts with the strong built frontage of Higher Burton, and provides the undeveloped setting to the linear grain of the adjacent village streets, whilst enabling a transition from the strong pattern of buildings to the wider belt of countryside that provides separation of Yeovil from the Cokers. Viewed in this context, the proposed domestic development of this plot that is undeveloped green space; unrelated to the strong linear, roadside pattern of the adjacent housing; and at variance with the historic pattern of the locality, fails to meet the objectives of policy EQ2."*

SSDC CONSERVATION OFFICER - *"I note Robert Archer's comments and very much agree. Robert raises concern about the linear character of the built form here, and how isolated the development at the rear will be, taking into account the strength of the existing character.*

*Further to this I suggest that this strong linear built form is a significant component of the listed building's setting. The setting of a listed building is defined as the surroundings in which the asset is experienced - see Historic England's setting advice:*

*<https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>.*

*To the rear the listed building enjoys an historically established open relationship with the existing agricultural land. This is considered to make a positive contribution to the setting of the heritage asset. Building at the rear will cause harm to the setting of the building, and therefore fails to accord with paragraph 132 of the NPPF."*

SSDC TREE OFFICER - *"Provided appropriate measures are ensured, the protected trees subject to the SSDC (East Coker No 3) TPO 1996 appear unlikely to be affected by the proposal.*

*The proposed access-drive and new hard-standing appear unlikely to be harmful to the trees. The proposal does seem likely to require the removal or be damaging to a small number of orchard trees (including a notable Pear) and adjoining Willow. Whilst these trees do provide some ecological and screening values, I do not consider that they are sufficient to represent a significant constraint to development.*

*If consent is to be granted, I'd be grateful if you could consider imposing conditions." [Conditions regarding tree protection and planting]*

WESSEX WATER - Notes that the new dwelling will require water supply and waste connections. New

sewer systems for drainage would be required, no connection of surface water will be allowed to the foul sewer system and that there is an existing foul sewer on the site whereby a 3m easement would be required.

HIGHWAYS AUTHORITY- Refers to standing advice. Notes that the red line does not accord with the road record.

HIGHWAYS CONSULTANT - *"The extent of visibility splays available at the point of access from the public highway needs to be established and shown on a plan. The width of the access should also be annotated. It would be useful to understand how many properties have rights to use the access."* [These comments were further discussed with the Highway Consultant. The access would serve a total of 3 dwellings, visibility was restricted, but Higher Burton was slow moving due to road width and there were a number of existing accesses. Therefore did not consider an objection could be made.]

## **REPRESENTATIONS**

None received.

## **CONSIDERATIONS**

### Principle

Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. As at September 2017 it was recorded in the Five-year Housing Land Supply Update that the Council's supply was 4.2 years. The Council, at present, therefore cannot demonstrate a five-year supply of deliverable housing land

Given this, the relevant policies for the supply of housing should be considered out-of-date and the implication of Paragraph 49 of the NPPF is engaged.

In the case of East Coker it is evident that it has a pub, primary school, village hall, play area/sports field and faith facility and as such is considered to be a sustainable location within the definition of Policy SS2. In addition the site is within the village confines with development to the North and West.

On this basis the provision of a single additional dwelling in this location is accepted.

Therefore the principle of providing an additional dwelling in this location is accepted. However this does not mean that every application has to be granted. All material considerations need to be weighed up to assess whether it is appropriate.

### Visual Amenity / Character of Area

Concern has been raised by the Landscape Architect and a full copy of his comments is detailed above. In summary the north-eastern side of Burton is predominately linear and single dwelling in depth, the exception to this being the rear projection of Burton Lane and the development surrounding Coker House. This defined character represents the historic streetscene and this grain adds to the distinctiveness in this part of the village.

Inserting a new dwelling in this backland location and the creation of a new access is clearly at odds with the established built form in the vicinity. The openness of this area allows a distinction to be made between the Burton area of East Coker, Nash and the built form of Yeovil.

On this basis it is clear that the formation of a separate dwelling in this location is harmful to the character of the area and therefore are contrary to Policy EQ2 of the adopted South Somerset Local Plan.

There are a number of trees on the site and protected trees on the adjacent site. These have been assessed by the Council's Tree Officer and are not considered to be a constraint to development.

The highest point of the dwelling is 6.7m in height and this is relatively high for a single storey dwelling. The form of the dwelling is also considered to be contrary to the character of the area. This is another reason how the proposal fails to represent the form and character of the area or reflect local distinctiveness.

### Setting of Listed Building

Concern has also been raised by the Conservation Officer in relation to the setting of the Grade II listed dwelling. The strong linear character of the settlement contributes to the setting of the listed building. As detailed in Historic England's guidance and the recent Kedleston Hall court decision, the setting of a listed building can be more than mere visibility from public viewpoints. The listed building currently enjoys an open outlook to the rear, with an open relationship to the land to the rear. The erection of a dwelling in this rear garden area erodes this character and fails to make a positive contribution to the setting of the heritage asset.

As such it is clear that the proposal fails to meet the requirement of safeguarding the setting and local distinctiveness of the heritage asset. Therefore the proposal is contrary to Policy EQ3.

### Residential amenity

The submitted amended plans confirm that the dwelling is single storey and notwithstanding any comments raised above, the dwelling by reason of scale, siting and positioning on the site does not adversely affect residential amenity. Additional traffic would be associated with the new dwelling but this is not considered to affect the amenity of existing properties.

Based on the above the proposal is considered to comply with Policy EQ2.

### Parking and highway safety

Parking would be retained for the existing property and provision made for the new dwelling. This is in line with the Somerset Parking Strategy.

Access to the southeast is restricted with the provision of a listed wall to the front of Old Stable Cottage. However this access is historic and already serves 2 existing dwellings. Also the width of the road at this point is narrow with single width at this point with natural stone walls on either side. Also there is no pavement along Higher Burton. Therefore vehicle speeds are generally low thereby ensuring that there would be no vehicle conflicts. In addition there are a number of other similar accesses along Higher Burton. As such it is considered unreasonable to raise an objection to this proposal.

The proposal therefore complies with Policies TA5 and TA6 of the adopted Local Plan.

### Planning Balance

It is acknowledged that the site is located in a rural settlement and that in some circumstances new dwellings are appropriate in this area. It is also noted that the Council cannot demonstrate a 5 year supply of housing and CIL would be applicable from this development. However that does not result in

having to approve any development in this area.

In assessing the 3 dimensions of suitable development, the following comments can be made. The provision of a single dwelling could albeit for a single dwelling add to the economic role and the provision of a smaller dwelling could add to the vibrancy of the community and the materials proposed minimises natural resources. But the proposal fails to contribute to protecting our natural, built or historic environment, as required by the environmental dimension of sustainable development. Due to the identified harm to the distinctive character of the area, the form and design of the dwelling and its adverse setting over the setting of the listed building, the only conclusion is a recommendation for refusal.

#### 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 if approved would be CIL liable at £40 per m2.

#### Conclusion

The proposed dwelling fails to represent the character and local distinctiveness of the area and fails to respect the setting of the listed building. As such the proposal is minded for refusal.

### **RECOMMENDATION**

Refuse permission

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

01. The proposal by reason of its location, siting and design fails to conserve or enhance the linear character and fails to reinforce local distinctiveness to the detriment to the character of the area. As such the proposal is contrary to Policy EQ2 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF.
02. The proposal by reason of its siting erodes the historically established open relationship with the existing agricultural land. The proposal would therefore adversely affect the setting of the Grade II Burton Cottage Farm to detriment of the significance of the historic asset. As such the proposal is contrary to Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028) and the aims and objectives of the NPPF especially paragraph 132.

#### **Informatives:**

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

In the event of an approval at appeal, you would be required to complete and return Form 1

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

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

02. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;

- o offering a pre-application advice service, and
- o as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the Local Planning Authority offered pre-application advice and there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.

# Agenda Item 17

## Officer Report On Planning Application: 17/03659/FUL

<b>Proposal :</b>	The erection of a new visitor centre
<b>Site Address:</b>	Dawes Twineworks 94 High Street West Coker
<b>Parish:</b>	West Coker
<b>COKER Ward (SSDC Member)</b>	Cllr G Seaton Cllr Cathy Bakewell
<b>Recommending Officer:</b>	Andrew Collins- Planning Officer
<b>Case</b>	
<b>Target date :</b>	3rd November 2017
<b>Applicant :</b>	The Coker Rope And Sail CIO
<b>Agent: (no agent if blank)</b>	Oriel Architecture The Old Glove Factory Bristol Road Sherborne DT9 4HP
<b>Application Type :</b>	Minor Other less than 1,000 sq.m or 1ha

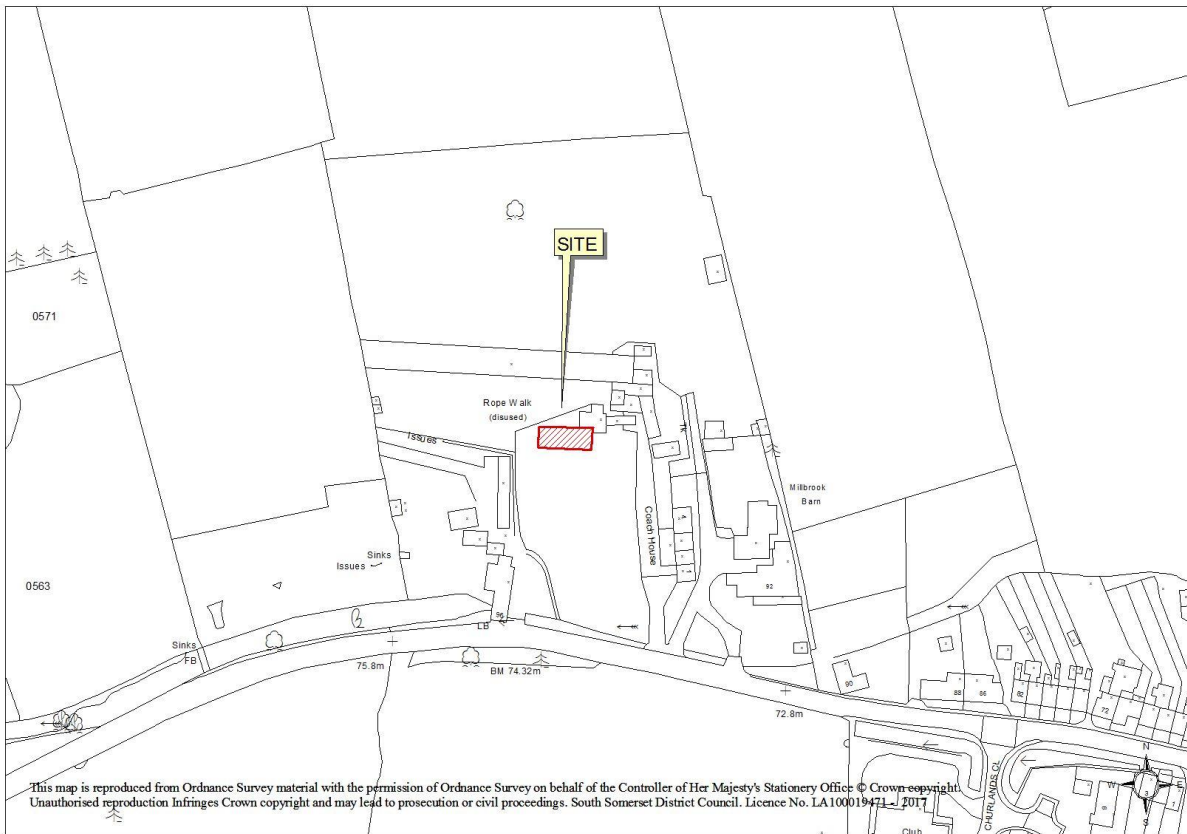
### Reason for referral to committee

This application is referred to the committee due to the Council's interest in the site as owners.

### Site Description and Proposal







The application site is located to the north of the main road (A30) running through West Coker. The site lies on the western outskirts of the village and comprises an approximate 0.47 site including the entrance, historic buildings including ropewalk, stores, workshop and outbuildings. Surrounding the site is other Grade II listed buildings and a bungalow to the South.

The site is Grade II\*, having being upgraded from Grade II in 1999 due to the completeness of the works. The Listed Building description states;

*"A near complete example of a late C19 twine works, with surviving in-situ machinery and fittings which represent all stages of the manufacture and finishing of twine. The complex is thought to be the most complete example of this type surviving in England, and provides very clear evidence of both the manufacturing processes and the type of structures which characterised a significant regional industry in the Late C19"*

The Rope Walk was acquired by SSDC in December 2005, after a successful procedure to Compulsory Purchase the site, in order to preserve this important listed building and its content. The Coker Rope and Sail Trust signed a 135 year lease from the District Council. They have undertaken Conservation Work in repairing and restoring the building and manage the completed project in the long term.

This application is seeking permission for the erection of a new visitor centre. In detail the building is to be located on the southern boundary. The building is designed as a single storey structure with a ridge along the length. An additional covered veranda is proposed on the northern elevation supported with oak posts to reflect the form and design of the listed ropewalk. The building is to be 7m in width and 17m in length with a lowest eaves height of 2.1m and a ridge of 4.6m.

The building is to be finished with timber cladding and a slate roof. The building would provide toilet facilities, exhibition space and an open exhibition / multi-purpose space. The amended plans show

that the building would be 3.6m from the replacement bungalow at 94 High Street and 2.2m from the existing boundary fence. No openings are proposed on the southern elevation with the majority of windows and openings on the northern side, with a large door on the west and small windows and door on the east. The door on the east allows access to the toilets when the exhibition space is not open.

To the east of the building 3 disabled car parking spaces are proposed. Other parking is located to the east of the access road.

Submitted with the application is a Design, Access and Heritage Statement.

During the course of the application, amended details have been provided on the posts to address Historic England concerns and the building has been moved further to the north. This allows the provision of the hedge / trees as detailed in the Unilateral Undertaking as detailed in application 14/04739/FUL. Further details in this respect are noted below.

## **RELEVANT HISTORY**

The sites Compulsory Purchase is referred to above. Planning permission was refused for the erection of dwellings at the Rope Walk site in 1961 and 1966.

15/01086/R13 - The demolition of bungalow - Application permitted with conditions - 09/07/15

13/03832/FUL - Alterations and repair works and the change of use of former twine works to an exhibition centre (Mixed Use) with museums, associated offices, classrooms, workshops/sales outlets, performance venue, and the erection of a new toilet block/post museum, parking facilities, new entrance walls/gates and associated works (Part Retrospective) - Application permitted with conditions - 05/02/14

13/03833/LBC - Replacement of redundant timber columns on north elevation of Twine Walk, rebuilding of brick wall with timber windows above on north elevation of Twine Walk, construction of stone wall/gates and resurfacing entrance, reconstruction of three bays at the west end of the Twine Walk, re-profiling of land to the north of the Twine Walk and the installation of a soak away, replacement/ repair of remaining three rows of columns in Twine Walk, installation of security Cameras alarms and lighting, unblocking of existing window openings in gable of secure exhibition building and installation of two new timber windows, provision of glass inspection covers to the size drain, the well in the secure exhibition building, the storage cistern and engine exhaust including the exhaust shield, works to accommodate the reinstatement of the flywheel and other drive mechanisms in the Engine Shed, and the construction of a new toilet block and post museum (Part Implemented) - Application permitted with conditions - 11/02/14

Adjacent Site - (94 High Street)

14/04739/FUL - The erection of a dwelling - Application permitted with conditions - 01/12/14

This application was accompanied with a Unilateral Undertaking signed by the District Council as owners of the site. This details that within 3 months of the date of the planning permission to apply for the demolition of the existing building. This is because the building is curtilage listed and therefore permission would be required for its demolition. Also within 1 month of this subsequent permission being granted the existing bungalow shall be demolished and shall be removed from site. When planning permission for demolition be granted the Unilateral Undertaking makes provision for the cessation of the residential use of the bungalow. Either way this would ensure that the dwelling proposed is a replacement dwelling that enhances the setting of the Ropewalk and does not provide an additional inhabited dwelling on the site. The Unilateral Undertaking also requires that planting of a

hedge and crab apple trees within 1.5m of the Northern boundary of the property.

14/01412/FUL - The erection of a dwelling - Application permitted with conditions - 27/06/14

12/02294/OUT - The erection of a dwelling (Revised Application) - Application Withdrawn - 04/07/2012

11/03374/OUT - The erection of a dwelling - Application Withdrawn 05/09/2011

07/00696/R3D - Use of land for the siting of a mobile home - Reg 3/4 District - permitted with conditions - 05/04/2007

## **POLICY**

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

South Somerset Local Plan (2006-2028)

SD1 (Sustainable Development)

SS1 (Settlement Strategy)

EP8 (New and Enhanced Tourist Facilities)

TA5 (Transport Impact of New Development)

TA6 (Parking Standards)

EQ2 (General Development)

EQ3 (Historic Environment)

EQ7 (Pollution Control)

National Planning Policy Framework

Chapter 3 - Supporting a Prosperous Rural Economy

Chapter 4 - Promoting Sustainable Transport

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing the Historic Environment

Other Relevant Documents

Somerset Parking Strategy

West Coker Parish Plan

## **CONSULTATIONS**

West Coker Parish Council - The PC discussed this application and unanimously, strongly support the application.

Conservation Officer - "I am quite happy to support this proposal. The building is well designed. It has a modest scale and utilitarian character that suits the character of the ropewalk buildings. It will provide a much needed visitor space for the site, in a manner that further secures the future of this

highly graded heritage asset." [Conditions regarding materials, fenestration and roof verges / eaves details suggested].

Environmental Protection Officer - No objection in principle. However due to the historic industrial land use, should the application be approved, recommends a contaminated land watching condition.

Historic England (consulted on the setting of the Grade II\* listed ropewalk) - *"A twine works has existed on this site in West Coker since the early C19 and its listing at Grade II\* highlights its rarity and significance. Dawes Twineworks is thought to be the most complete example of such an industrial building in England, and as such is a complex of considerable communal and historic value. The buildings, managed by The Coker Rope & Sail Trust, a local volunteer run organisation, have been sensitively conserved over recent years and now provide a focal point to the local community and a fascinating learning experience for visitors and enthusiasts."*

Initially raised concerns over proposed post details on the northern elevation. On the basis of the amended plans detailing that new posts would be provided commented;

*"We suggested that the omission of the brick plinths to the veranda and their replacement with a stainless steel shoe could more subtly reflect the architecture of the adjacent Grade II\* twine works. This has now been incorporated into the design and therefore Historic England are content that the design will sit comfortably next to the highly listed building and will provide a useful support function, promoting the longevity and sustainability of the site."*

Highway Authority - *"The proposal is for the erection of a new visitor centre at the Dawes Twineworks in West Coker. I am aware that there have been previous planning applications on this site and the Highway Authority did not raise an objection to the planning applications on those occasions. Therefore the principle of the development has already been agreed and these comments are based on the impact of a new visitor centre."*

*The application will represent an increase in vehicle movements to and from the site, with the access being located onto the A30. It is noted that the access is within a 30mph speed limit, however it is an existing access that has already a level of vehicle movements. The access must be wide enough to allow two way vehicle movements to help limit vehicles waiting on the A30 which could cause a potential obstruction on the highway and therefore a highway safety concern.*

*The A30 is a classified road and as such all vehicles should be able to enter the highway in a forward gear. There would need to be sufficient space within the application site for all vehicles to turn around and enter the highway in a forward gear. When looking at drawing it would appear that there is suitable space within the site to enable any vehicles to be able to turn around within the site and therefore enter the highway in a forward gear.*

*The applicant would need to ensure that under no circumstance is water discharged onto the highway. It should also not be assumed that connection can be automatically made to any highway drainage.*

*Taking the above into account, the Highway Authority does not wish to raise an objection to the planning application" [Conditions regarding parking and surface water disposal are suggested.]*

## **REPRESENTATIONS**

1 letter of objection has been received from the resident of No 94 High Street, the dwelling to the south. The following concerns are made;

- o Concerns over the size of the building.
- o Reference is made to the Unilateral Undertaking and the need for the demolition of the existing bungalow. Questions how a new building can be justified?
- o Concerns over the proximity of the building to the boundary and any increased noise generated by visitors and events.

## CONSIDERATIONS

The key issues are therefore considered to be:-

- o Principle
- o Visual Amenity / Setting of Listed Building
- o Residential Amenity
- o Contamination
- o Highways

### Principle

Since taking on the site, The Coker Rope and Sail Trust have been actively involved in restoring the important listed buildings on the site and bringing them back into use for educational visits. A new build timber post museum and toilet facility was approved under application 13/03832/FUL located at the southwest corner of the site, but this was not implemented and this building supersedes this building. This proposed location provides essential basic visitor facilities including a protected area for visiting groups, notably school parties. As such the principle is clearly established.

### Visual Amenity / Setting of Listed Building / Conservation Area

The building at 106m<sup>2</sup> is relatively modest and its form, design and scale reflect historic buildings on the site, but do not provide a pastiche of the historic buildings.

The form and scale does not dominate the historic buildings on the site and the amended details regarding the timber posts on the northern elevation ensure that the settings of the listed buildings are safeguarded.

Subject to detailed conditions to reflect the Conservation Officer's comments the proposal provides an acceptable form of development in this sensitive location.

The building is located outside of the Conservation Area, but its setting needs to be considered. Due to the limit of the works it is not considered that the proposal would adversely affect views into or out of the Conservation Area

In considering the above, the proposals comply with Policies EQ2 and EQ3 of the South Somerset Local Plan.

### Residential Amenity

The neighbour to the south at No 94 High Street has raised an objection to the proposals. In particular concerns have been raised over of the size of the building and its proximity to the boundary. During the course of the application, in order to leave a planting area detailed by the legal agreement attached to 14/04739/FUL, the proposed building has been moved further away from the neighbouring property. The building is to be 2.1m from the existing timber boundary fence and 3.6m from the new dwelling. In addition, no openings (windows or doors) are proposed on the southern elevation. Despite the proposed building being less high, due to the changing levels between the site and neighbour the new building would be no higher than the existing dwelling. Therefore the building is not considered to

result in any overlooking or overbearing impact upon the neighbour.

On examining the approved plans for the dwelling at No 94, there is only one window on the northern elevation serving a utility room. The majority of windows and openings are located to the side and south. Due to the orientation the new visitor centre is not considered to result in any overshadowing.

Concerns have also been raised over increased noise and disturbance from the building. Currently there is no building to be used for visiting groups and therefore are likely to be in the open. The provision of a purpose built visitor centre is likely to contain any noise from visiting groups as opposed to increasing it. In addition, the hedge and trees to be planted would further screen and minimise the impact upon the neighbouring property.

Provision is proposed for the siting of 3 disabled spaces close to the visitor centre. This would provide vehicles closer to the neighbouring property, but in considering that the light use of the spaces this provision is considered to not adversely affect amenity.

As such the proposals comply with Policy EQ2 of the South Somerset Local Plan.

### Contamination

Due to the previous use of the site, the Council's Environmental Protection Officer recommends the imposition of a condition to safeguard against any potential contamination of the site. Subject to the imposition of a condition the proposal accords with Policy EQ7 of the South Somerset Local Plan.

### Highways

The Highway Authority has carefully considered the proposals and has no objections. It is considered that the building would generate further traffic movements off the A30 but this is an existing access and there is sufficient room for two way traffic. There is also sufficient room to turn on site and as such the details are appropriate.

Under application 13/03832/FUL a condition was imposed that restricted the parking on site for volunteers of the Coker Rope and Sail Trust and deliveries only. This existing parking area is detailed as having space for 8 cars or a coach and 3 cars. The proposed additional parking as part of this application provides 3 additional disabled parking spaces by opening up the site with the demolition of the dilapidated bungalow. However for clarity it is considered necessary for a Section 73 application is submitted to remove this condition when this permission has been implemented.

The removal of the bungalow allows vehicular access to the site via the access drive for safety vehicles to gain access.

The Highways Authority has suggested a condition regarding surface water drainage flowing onto the highway. It is not considered that this application would result in any increase in this regard and therefore this condition is not proposed.

### Other Matters

As detailed above, a Unilateral Undertaking attached to application 14/01739/FUL, required that the dilapidated bungalow on site be demolished and the hedge and trees planting along the northern boundary. The bungalow is still on site and should have been demolished. It is understood that the Council has been in discussions with the applicant regarding the demolition and this would be facilitated in order to provide the new visitor centre. The planting would be undertaken at the same time. At this time it is unknown whether the applicant or the Council as landowner would carry out the planting.

## Conclusion

The provision of the visitor centre is the next logical step in the evolution of the site, thereby allowing visitors a place to rest, toilet facilities and an exhibition space. The centre will provide a focus building for visitors without any adverse impact upon the setting of the listed building, impact upon residential or visual amenity or highway safety.

Subject to appropriate conditions in relation to details of specific aspects of the proposals, the proposals comply with the identified Policies of the South Somerset Local Plan and the aims and objectives of the NPPF.

## Section 106 Agreement

It is not considered that a Section 106 agreement is required in this case. Issues can be satisfactorily be dealt with by the imposition of conditions.

## **RECOMMENDATION**

Grant permission subject to the following conditions

01. The proposals by reason of their size, scale and subject to appropriate conditions would not adversely affect residential or visual amenity, character of the area or Conservation area, the listed buildings, contamination, archaeology and highway safety. As such the proposals comply with policies SD1, SS1, EP8, TA5, EQ2, EQ3 and EQ7 of the adopted 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: 326/01 received 7 September 2017, amended drawing 326/06A received 3 October 2017 and 326/04B and 326/05B received 17 October 2017.

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

03. No work shall be carried out on site to any external walls or roofs unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs (including the final proposal for the reclaimed posts) have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: In the interests of preserving the setting of the listed building in accordance with Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

04. No work shall be carried out to fit any doors, windows, boarding or other external opening unless details of the design, materials and external finish of these elements have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of preserving the setting of the listed building in accordance with Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

05. No work shall be carried out in relation to roof eaves, verges and rainwater goods unless the design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and all new cast metal guttering, down pipes, other rainwater goods, and external plumbing shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of preserving the setting of the listed building in accordance with Policy EQ3 of the adopted South Somerset Local Plan (2006 - 2028).

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

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Policy EQ7 of the adopted South Somerset Local Plan (2006 - 2028).

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

Reason: In the interests of highway safety in accordance with Policies TA5 and TA6 of the adopted South Somerset Local Plan (2006 - 2028).



# Agenda Item 18

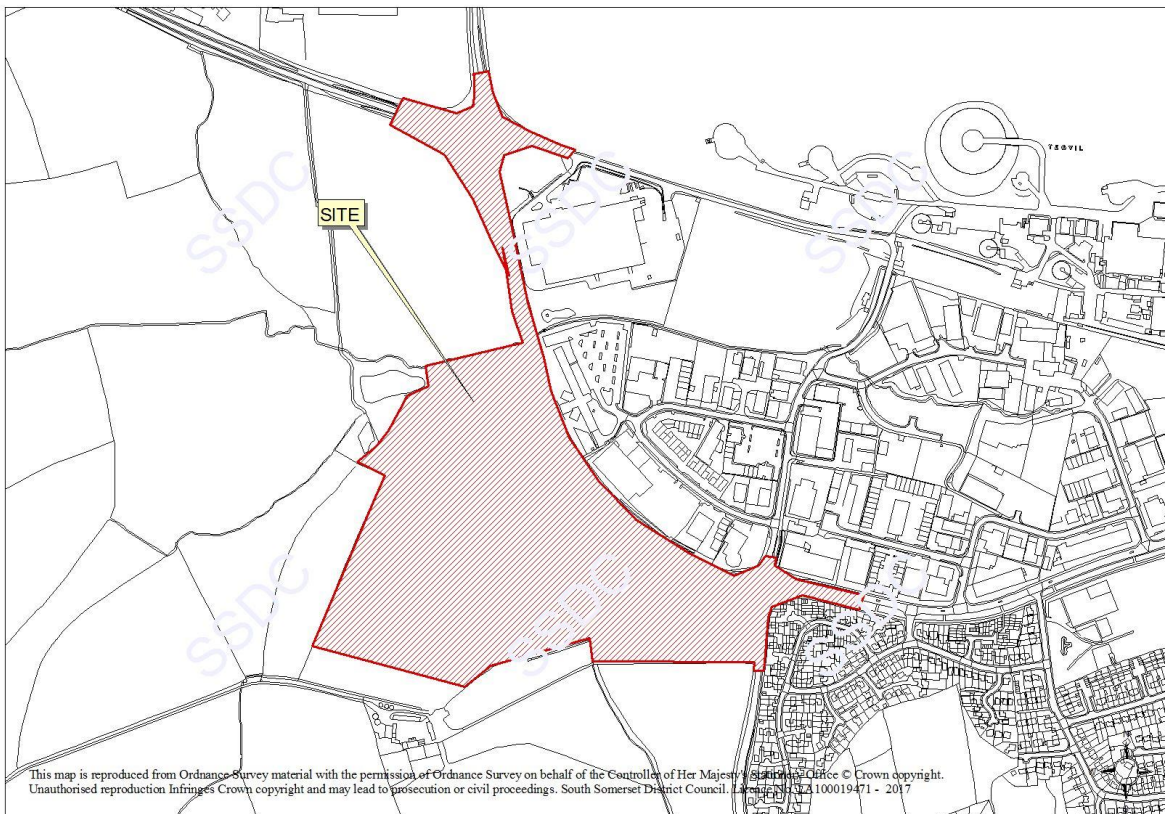
## Officer Report On Planning Application: 17/04220/DPO

<b>Proposal :</b>	Application to vary S106 agreement dated 2nd March 2011 between South Somerset District Council, E.N.B Clive-Ponsonby-Fane, C.E.B Clive-Ponsonby-Fane, J.B Clive-Ponsonby-Fane and Abbey Manor Group Limited to replace the obligation to undertake highway works with a financial contribution of equivalent value.
<b>Site Address:</b>	Land South Of The A3088 Western Relief Road Yeovil
<b>Parish:</b>	West Coker
<b>COKER Ward (SSDC Member)</b>	Cllr G Seaton Cllr Cathy Bakewell
<b>Recommending Case Officer:</b>	Simon Fox Tel: (01935) 462509 Email: simon.fox@southsomerset.gov.uk
<b>Target date :</b>	13th December 2017
<b>Applicant :</b>	Abbey Manor Group Limited
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Non PS1 and PS2 return applications

### Reason for referral to committee

This application is referred to Area South Committee at the request of the Development Manager due to the nature of the proposal, its implications and the fact the planning obligation is related to a major application that Members previously considered.

### Site Description and Proposal



This application relates to land to the east of the Western Relief Road, forming part of the allocated employment site (ME/WECO/1) commonly referred to as Bunford Park. This allocation has an overall area of 16.5 hectares (41 acres).

The site as a whole has outline permission (07/05341/OUT) for B1 office and industrial use.

Alongside the permission associated s106 planning obligations cover:-

- The construction of the vehicular access to the site;
- Off-site highway works -

Phase 1 -

Alterations to the directional lane markings at the Watercombe Lane/Lysander Rd/A3088 Western Relief Road junction

Interim improvements to the capacity of the roundabout at the junction of Bunford Lane/A3088 Western Relief Road

Phase 2 -

Improvements to the roundabout at the junction of Watercombe Lane/Lysander Road/A3088 Western Relief Road

The provision of a signal controlled through-about at the junction of Bunford Lane/A3088 Western Relief Road

- To instruct the internal estate road prior to occupation of any of the buildings;
- To carry out strategic landscaping in accordance with an approved plan prior to commencement of the development;
- To carry out the development in accordance with the Design Code;
- To comply with the Framework Travel Plan; and
- To pay a Travel Plan contribution.

Approval of the reserved matters (not access) is being sought via application 16/01185/REM. This application is pending which means the outline consent is still extant.

This DPO (Discharge/Variation of Planning Obligation) application is made to replace the obligation to undertake the physical highways works described under Phase 1 and 2 above with a financial contribution of the equivalent value. All other obligations will remain the responsibility of the developer.

It is understood the request for a financial contribution rather than the developer undertaking the works originates from the Highway Authority as the works will now be incorporated into the Yeovil Western Corridor scheme being implemented by Somerset County Council. As such an alternative financial sum equating to the cost the developer would have otherwise incurred is sought. Discussions between the developer, Abbey Manor Group and Somerset County Council, indicate this sum is £589,838.30. Somerset County Council is not a signatory to the agreement which is between SSDC, Abbey Manor Group and the landowners.

The application site lies within the parish of West Coker but the highway works referred to fall into Brympton PC, Yeovil TC and East Coker PC areas.

Members will also note that this is the site subject to the current and pending Hybrid application for a supermarket and industrial development, ref 17/02805/HYBRID.

## **POLICY AND GUIDANCE**

DCLG: The National Planning Policy Framework (March 2012) (replaced Circular 5/05 - Planning Obligations)

## **CONSULTATIONS**

A site notice has been displayed and a press advert placed.

Comments from West Coker, East Coker, Brympton and Odcombe Parish Councils and Yeovil Town Council are awaited.

Comments from Somerset County Council as Highway Authority are awaited.

## **CONSIDERATIONS**

Section 106A of the Town and Country Planning Act 1990 allows a developer to submit an application to vary or discharge the requirements of a planning obligation.

The changes requested here are made at the instigation of Somerset County Council as Highway Authority and promoters of the Yeovil Western Corridor scheme.

As Members are aware the Yeovil Western Corridor scheme is progressing and as such Somerset County Council requires security regarding the financial contribution as soon as possible. This explains the hastily submitted deed of variation and this referral to Area South Committee as the project risks delay if agreement is not sought. The developer is not at fault in this regard and has been awaiting direction from Somerset County Council for some time as to how to proceed.

A formal consultation response from Somerset County Council as Highway Authority is awaited.

Parish/Town Councils have been notified but this is largely for information only.

An oral update will be given. The consultation period extends up to and includes the 16th November 2017.

## **CONCLUSION**

It is concluded that the request will enable the Yeovil Western Corridor scheme to proceed in a timely manner and would not prejudice any matter with regard to the delivery of the development.

## **RECOMMENDATION**

Subject to no adverse comments being received by 16th November 2017:

1. To approve the modifications as requested.
2. To instruct the Council's Solicitor to modify the planning obligation.