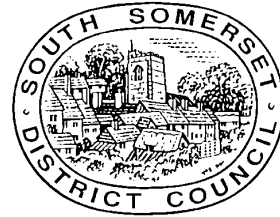


## South Somerset District Council

### *Notice of Meeting*



# Area South Committee

*Making a difference where it counts*

**Wednesday 29th November 2017**

**4.00pm**

**(Please note later start time)**

**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

There are no planning applications to consider this month.

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 Tuesday 21 November 2017.

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

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



## **Information for the Public**

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

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

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

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

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

# **Area South Committee**

## **Wednesday 29 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. Highways Update Report** (Pages 6 - 7)
- 8. Future Market Management Arrangements** (Pages 8 - 10)
- 9. Area South Forward Plan** (Pages 11 - 13)
- 10. Appeals** (Pages 14 - 17)

**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

## Highways Update Report – Area South

*Lead Officer: Mike Fear, Assistant Highway Service Manager*

*Contact Details: County Roads - countyroads-southsom@somerset.gov.uk*

### Purpose of the Report

This report is to inform members of the work carried out by the County Highway Authority at the halfway stage through the financial year and what schemes are remaining on the work programme for the rest of the year.

### Verge Cutting

Grass cutting this year has been difficult due to the rapid growth of vegetation and as you can appreciate, our works are largely governed by resource. With a highway network exceeding 3500km in length, the size of the task is significant.

The County Council therefore has a policy and procedures that are in place to ensure the work is carried out in the most safe, effective and economic way. In a world of ever increasing risk assessment and claim/liability scenarios, the policy must take into account the range of road classifications across the network and prioritises them accordingly.

We were only able to do one cut on Class C and D this year, however we were able to do two cuts to Class A and B roads. The programme was largely completed by the end of September.

### Surface Dressing

Weather this year has been fairly kind to our surface dressing program. It commenced in June and was completed through various phases by the end of August. After this time the road temperature is too unpredictable to ensure there are no surface failures.

Surface Dressing is the practice of applying a bitumen tack coat to the existing road surface and rolling in stone chippings. Whilst this practice is not the most PR friendly, when carried out correctly it is highly effective and can bring significant improvements to the highway infrastructure.

### Schemes proposed for 2017/2018

This year's structural maintenance budget is slightly lower than last year. The below table identifies significant schemes planned to be implemented in South Somerset and schemes proposed in Area South are highlighted;

Chard	A358 Furnham Road	Surfacing	Completed
Bruton	A359 Quaperlake Street	Surfacing	Completed
Yeovil	A30 Sherborne Road	Surfacing	Feb. 2018
Martock	B3165 North St to Pinnacle	Surfacing	Completed
Somerton	Behind Berry	Surfacing	Completed
Ilchester	B3151 Somerton Rd / Bondip Hill	Surfacing	Completed
Wincanton	B3081 Old Hill	Surfacing	Nov. 2017
Yeovil	Forest Hill	Surfacing	March 2018
Cudworth	Cudworth Street / Knights Lane	Surfacing	Feb. 2018
West Crewkerne	Higher Farm Lane, Woolminstone	Surfacing	Completed
West Crewkerne	Dunsham Lane	Surfacing	Completed
Langport	Newton Rd / Somerton Rd	Footways	Completed

Broadway Horton /	St Peters Close	Footways	Completed
Martock	Stapleton Close	Footways	Feb. 2018
South Petherton	West End View / Court	Footways	Completed
Crewkerne	Southmead Crescent	Footways	Feb. 2018
Yeovil	Netherton Road	Footways	Completed
Yeovil	Sherborne Road	Footways	Feb. 2018
Yeovil	The Avenue / Crofton Rd	Footways	Completed
Yeovil	Gt Western Terrace	Footways	March 2018
Tatworth	Station Road	Drainage	Completed
Fivehead	A378 Mile Hill	Drainage	Completed
North Cheriton	B3145 Cheriton Hill	Drainage	Nov. 2018
Ansford	Maggs Lane	Drainage	Completed
Barton St David	Main Street	Drainage	Cancelled
Corton Denham	Corton Denham Road / Ridge Lane	Drainage	Feb. 2018
Wincanton	B3081 Old Hill	Drainage	Completed
Alford	B3153 Cary Rd / Station Rd	Drainage	Completed
Chaffcombe	Kingston Well Lane	Drainage	TBC
Cudworth	Cudworth Street	Drainage	Nov. 2017
Yeovil	Sherborne Road	Drainage	Completed
Barwick	Two Tower Lane / Newton Rd	Earthworks	Dec. 2017
Penselwood	Combe Street	Earthworks	In progress
Bruton	Strutters Hill	Earthworks	TBC

### **Winter maintenance**

The preparation for this year's winter maintenance programme has now started with effect from 1<sup>st</sup> October. Our salt supply for the upcoming season has been delivered to the depot.

Somerset County Council salts over 1400km (870 miles) of its roads in anticipation of frost, snow and ice. This is approximately 21% of the total road network in Somerset.

Parish Councils will soon be contacted for clarification on which bins require re-filling.

Parish Councils will also receive an invite to collect their allocation of ten 20kg grit bags on 25<sup>th</sup> November 09.00-13.00.

If Parish Councils have placed a new grit bin at a new location since last year, can the members please confirm these positions to ensure they are not missed for filling.

# Agenda Item 8

## Future Market Management Arrangements

<i>Director:</i>	<i>Alex Parmley, Chief Executive</i>
<i>Communities Lead:</i>	<i>Helen Rutter, Communities Lead</i>
<i>Service Manager:</i>	<i>Natalie Fortt, Area Development Lead</i>
<i>Lead Officer:</i>	<i>Marie Ainsworth, Neighbourhood Development Officer</i>
<i>Contact Details:</i>	<i>Marie.ainsworth@southsomerset.gov.uk or (01935) 462787</i>

### Purpose of the Report

To update members on the future market management arrangements and the outcome of the recent process to seek Expressions of Interest from potential market operators and partners.

### Public Interest

A confidential report was taken to the Area South committee on July 5<sup>th</sup> 2017 with regards to the future management of Yeovil's street markets, there was a need for confidentiality at that time due to the Local Government Act 1972, Schedule 12A under paragraph 3: "Information relating to financial or business affairs of any particular person (including the authority holding that information)."

The confidential report outlined the need to seek an external operator/partner to operate Yeovil's street markets. The Area South Development Team has been running markets for the last four years and despite a great deal of effort it has become clear that a more dedicated and experienced team is needed to carry out this operation.

### Recommendations

1. That members note the report.
2. Members approve delegated responsibility in all matters relating to the service level agreement (SLA) to the Market Improvement Group and Area South Development Officers.
3. Members support the future financial arrangements outlined in this report which will be presented to the District Executive Committee (DX) in January 2018.

### Background

A confidential report was considered by Area South Committee on 5 July 2017 which asked members to;

- (1) Approve the process for the transfer of the management of the weekly Yeovil Street Markets, including Saturday themed and specialist markets, to a private external partner.
- (2) One member is appointed from the Market Improvement Group onto a panel to interview the applicants.

Members resolved to;

1. Approve the process, for the transfer of the management of the weekly Yeovil Street Markets, including Saturday themed and specialised markets, to a private external partner and,
2. A panel be appointed to interview the applicants with delegated responsibility to appoint a preferred partner at the end of the process. The panel will be made up as follows - Cllr David



Recardo, as Vice Chair of Market Improvement Group (currently acting Chair), Marie Ainsworth Neighbourhood Officer for Area South Development, Lisa Davis Community Office Support Manager, Natalie Fortt Area South Lead and a representative from the Economic Development Team.

### **Seeking expressions of interest:**

Officers drafted a pack to attract commercial operators. This pack included; an advert, an application form, a markets Vision and a brief. The National Association of British Market Authorities (NABMA) were consulted on the draft pack and the associated timescales.

Expressions of Interest were invited through advertisements in the following;

- ~Market Trader News
- ~NMTF Market Times
- ~NABMA social media platforms
- ~Direct contact with 2 key major operators (Group Geraud and Market Place Europe)

Interest was received from 5 operators, two of which came to Yeovil to look at the area and meet the officers.

We received two applications and MSD Markets were invited to attend an interview on the 27<sup>th</sup> October. They made a detailed presentation to the interview panel and the panel unanimously agreed that they should be offered the opportunity to become a market partner. The panel were impressed with the following points;

- ~In depth knowledge of running markets,
- ~Good cross section of disciplines within the management structure,
- ~Personable team with a 'can do' attitude,
- ~Experience of working closely with communities and key stakeholder's including the retail sector.
- ~Plan to employ a market manager locally to work alongside them.

MSD Markets have now been offered the opportunity to work alongside SSDC officers to draft a delivery plan that will become the basis of a mutual agreement.

A second visit is being planned during late November or early December, to carry out some more detailed work around planning a programme of markets for 2018. This will include looking at current operations with the weekly market and how to provide a smooth transition to the new market arrangements. Officers have also highlighted the need to programme markets as part of the existing events programme for Yeovil, e.g Super Saturday and Christmas Markets.

It is anticipated that an SLA be drafted with a view to the arrangements being formalised in January 2018. This report seeks member approval to delegate responsibility for matters relating to the service level agreement to Area South Development Officers and the Market Improvement Group.

### **Suggested budget changes;**

With Area South Development assuming a much smaller role in overseeing the markets and relinquishing all operational aspects of market management, it will be pertinent to make changes to the associated annual budgets Therefore the members of the Area South Committee are being asked to support the following financial changes, which will be outlined in a report to the DX committee in January 2018

- To request the permanent removal of the current income target of £39,020 as Area South Development will no longer be managing the markets.
- To offer up a budget saving of £17,190 from the current markets budget. (total annual budget is £23,190)
- Retain a small sum from the annual markets budget of £6,000, enabling officer time to be in the new arrangements and to cover the cost of maintaining the existing electrical infrastructure.

It is anticipated that SSDC will not receive an income from the new operator in the initial stages. This will allow them to establish themselves and afford all of the associated setting up costs.

Assuming the operator is successful, it is likely that a financial arrangement will be agreed at year 2, this will be an integral part of the service level agreement. Future income may be in the form of a flat rate or profit share arrangement. Once this income stream is established a new income target can be assigned.

Should the relationship with the new market partner prove unsuccessful, a similar process will be carried out to seek another partner. It is currently no longer sustainable for officers of the Council to manage all aspects of markets. SSDC should assume an enabling role with markets and work with partners to achieving the desired outcomes, such as increased footfall to the town.

### **Financial Implications**

A report will be submitted to SSDC's District Executive Committee to seek new financial arrangements;

- To request the permanent removal of the current income target of £39,020 (Area South Development will no longer be managing the markets).
- To offer up a budget saving of £17,190 from the current markets budget. (total annual budget is £23,190)
- Retain a small sum from the annual markets budget of £6,000, enabling officer time to be in the new arrangements and to maintain the existing electrical infrastructure.

### **Corporate Priority Implications**

#### **Economy**

To promote a strong economy with thriving urban and rural areas

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

None

#### **Equality and Diversity Implications**

None

#### **Background Papers:**

Area South Committee, confidential report, Future Market Arrangements, 5<sup>th</sup> July 2017.

# Agenda Item 9

## **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>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>7<sup>th</sup> 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
	Citizens Advice South Somerset (CASS) Presentation	Presentation from Citizens Advice South Somerset	Angela Kerr, CEO or Kim Watts Client Services Manager, CASS
<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

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
	Strategic Key Sites within Area South	Section 106 update report on the Strategic Key Sites within Area South	Neil Waddleton, Section 106 Officer
<b>4<sup>th</sup> April 2018</b>	Area South Development Update Report	Update on the work carried out by the Area South Development Team and progress on activities and projects contained within the ADP	Natalie Fortt, Area South Development Lead
<b>TBC</b>	One Public Estate Programme	Update report	Nena Beric, Project Manager

# Agenda Item 10

## **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: Yeovil Without  
Proposal: The erection of 3 No. new dwellings, formation of new vehicular access and parking  
Appellant: Mr & Mrs Doble  
Site: Land Adjacent Oak Tree Cottage Marsh Lane Yeovil Somerset BA21 3BZ

### **Appeals Dismissed**

Ward: Brympton  
Proposal: The formation of a vehicular access and hardstanding (Revised application)  
Appellant: Aaron Purnell  
Site: 165 Larkhill Road Yeovil Somerset BA21 3HW

### **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 30 October 2017

**by Thomas Shields MA DipURP MRTPI**

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

Decision date: 7<sup>th</sup> November 2017

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**Appeal Ref: APP/R3325/D/17/3172292**

**165 Larkhill Road, Yeovil, BA21 3HW**

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Aaron Purnell against the decision of South Somerset District Council.
  - The application Ref 16/04868/FUL, dated 30 September 2016, was refused by notice dated 5 January 2017.
  - The development proposed is to construct off road parking/driveway for 1 vehicle replacing the existing front garden. Including in this would be a requirement to drop a curb to allow access.
- 

### Decision

1. The appeal is dismissed.

### Reasons

2. The main issue is the effect of the development on highway safety.
3. No. 165 Larkhill Road is a detached dwellinghouse located within a primarily residential area on the western side of the road. Its front garden measures approximately 10.5m x 6.5m with its length running parallel to the highway. Immediately adjacent No. 165 on the same side and to the south are the vehicular accesses to the Public House (PH) car park and the Foxes Rest housing development, and beyond that the vehicular access to the church car park with residential properties further south. To the north of No. 165, on the same side of the road, are three more houses before the junction of Larkhill Road with Monks Dale. Slightly to the north of No. 165 on the eastern side of the road is the junction of Larkhill Road with Stiby Road, then residential properties further south, a bus stop, and a parking layby beyond.
4. Parking on the highway outside no. 165 is prohibited by double yellow lines. Also, immediately to the north of No. 165 and in front of the PH car park, is a traffic calming feature consisting of a verge build-out which reduces the vehicular carriageway to a single width. Give way markings on the eastern side of the carriageway give priority to vehicles travelling north.
5. No. 165 has two existing parking spaces; a single space in front of a single garage located in a block to the rear of the house. There is no direct access from the parking space/garage to the rear of the house and I agree that this parking provision has limited practical use, particularly in the context of managing children into and out of the car as described by the appellant.

6. However, in order to allow a vehicle to enter and leave the appeal site in a forward gear, such that there would be no significant increase in risk to highway safety, the minimum standards set by the Highway Authority require a minimum turning area of 14.6m x 7.3m. The area proposed by the appellant (8.5m x 6.5m) falls short of these minimum requirements, substantially so with regard to depth. Consequently, some extensive forward and reverse 'shuffling' of the vehicle would be required in order to enter and leave the site in a forward gear.
7. I accept that the appellant could improve visibility by removing some of the fencing separating his property from the PH car park. Also, that he would be willing to carry out such 'shuffling' as I have described. However, there is no way of ensuring that parking would always be carried out in that manner, particularly so in respect of any future owners/occupiers of the property. As such, I consider there is a strong likelihood that in the longer term vehicles would reverse either into or out of the access. That would result in an increased risk to highway safety for the following reasons.
8. Reversing out of the site would be inherently dangerous, even with existing fencing removed. That is because of the close proximity of the proposed access to the Stiby Road junction, to the PH access, and to the priority traffic system, coupled with the need to maintain driver visibility in each direction of vehicle, cyclist and pedestrian movements using all of those features. Alternatively, reversing into the site would require a vehicle approaching from the south to show a left-turn indicator while exiting the priority narrowed carriageway, before then reversing back into the access. Any following drivers through the priority system would not expect such a manoeuvre and to have to stop, and at busy times would not be able to pass the stationary vehicle if there is south-bound traffic waiting at the give way.
9. A vehicle approaching the site access from the north would have to drive up towards the priority system build-out/give way before stopping and then reversing back into the site access; either directly from the eastern side of the road, or from a temporarily parked position outside the appeal site on the western side of the road. However, using a right turn signal during such manoeuvres would be interpreted by both following drivers, and opposing drivers, as an intention to continue through the narrowed carriageway. Using no signal would leave other drivers with no indication as to what was intended.
10. In any of the above scenarios there would be unexpected vehicle movements and resulting confusion to other motorists, cyclists and pedestrians. As such, I find that the proposed development would result in an unacceptable increase in risk to highway safety.
11. The appellant has referred to other properties with permitted accesses and off road parking on Larkhill Road which I was able to see at the time of my visit to the appeal site and the surrounding area. However, they are not directly comparable to the specific detailed layout and relationship to the highway as is the case in this appeal. Moreover the use of the proposed access, rather than being of neutral effect, would add further complexity to the various existing road layout factors which need to be considered by road users. These other properties do not therefore lead me to reach a different conclusion.



12. I have also taken account of all other arguments raised by the appellant in support of the appeal, but they do not overcome my concerns with regard to the significant increase in risk to highway safety I have identified.

**Conclusion**

13. For all the above reasons I conclude that the proposed development would adversely and unacceptably affect highway safety. It would thereby conflict with Policy TA5 of the South Somerset Local Plan (2015) which, amongst other objectives, seeks to ensure that all new development secures inclusive, safe and convenient access on foot, cycle, and by public and private transport.
14. The appeal is dismissed.

*Thomas Shields*

INSPECTOR