



Area South Committee

Wednesday 1st July 2020

2.00 pm

A virtual meeting via Zoom meeting software

The following members are requested to attend this meeting:

John Clark
Nicola Clark
Karl Gill
David Gubbins
Peter Gubbins
Kaysar Hussain
Andy Kendall

Mike Lock
Pauline Lock
Tony Lock
Graham Oakes
Wes Read
David Recardo
Gina Seaton

Peter Seib
Alan Smith
Jeny Snell
Andy Soughton
Rob Stickland

Planning Applications will not be considered before 2.30pm.

Any members of the public wishing to address the virtual meeting during either Public Question Time or regarding a Planning Application, need to email democracy@southsomerset.gov.uk by 9.00am on 30 June 2020.

This meeting will be viewable online by selecting the committee meeting at:
https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

For further information on the items to be discussed, please contact:
democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 23 June 2020.

Alex Parmley, *Chief Executive Officer*

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

Information for the Public

In light of the coronavirus pandemic (COVID-19), Area South Committee will meet virtually via video-conferencing to consider and determine reports. For more details on the regulations regarding remote / virtual meetings please refer to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 as part of the Coronavirus Act 2020.

Area South Committee

Meetings of the Area South Committee are usually held monthly, at 2.00pm, on the first Wednesday of the month (unless advised otherwise). However during the coronavirus pandemic these meetings will be held remotely via Zoom and the starting time may vary.

Agendas and minutes of meetings are published on the council's website at:
<http://modgov.southsomerset.gov.uk/ieDocHome.aspx?bcr=1>

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 meetings (held via Zoom)

Public question time

We recognise that these are challenging times but we still value the public's contribution to our virtual meetings.

If you would like to address the virtual meeting during Public Question Time or regarding a Planning Application, please email democracy@southsomerset.gov.uk by 9.00am on Tuesday 30 June 2020. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

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

This meeting will be streamed online via YouTube at:
https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

Virtual meeting etiquette:

- Consider joining the meeting early to ensure your technology is working correctly.
- Please note that we will mute all public attendees to minimise background noise. If you have registered to speak during the virtual meeting, the Chairman or Administrator will un-mute your microphone at the appropriate time. We also respectfully request that you turn off video cameras until asked to speak.
- Each individual speaker shall be restricted to a total of three minutes.
- When speaking, keep your points clear and concise.
- Please speak clearly – the Councillors are interested in your comments.

Planning applications

It is important that you register your request to speak at the virtual meeting by emailing democracy@southsomerset.gov.uk by 9.00am Tuesday 30 June 2020. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

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

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 July 2020

Agenda

Preliminary Items

1. Minutes of previous meeting

To approve as a correct record the minutes of the previous meeting held on 3rd June 2020.

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, Tony Lock, David Recardo and Andy Soughton.

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. **Annual Update Report on the Octagon Theatre** (Pages 7 - 31)
8. **Area South - Covid - 19 Community Response** (Pages 32 - 33)
9. **Area South Forward Plan** (Pages 34 - 35)
10. **Schedule of Planning Applications to be Determined by Committee** (Pages 36 - 37)
11. **Planning Application 19/03143/FUL - Building 166 Gkn Westland Helicopters Lysander Road** (Pages 38 - 54)

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

Annual Update Report on the Octagon Theatre

Director: Clare Pestell, Commercial Services and Income Generation
Lead Officer: Adam Burgan, Arts and Entertainment Venue Manager
Contact Details: adam.burgan@southsomerset.gov.uk

Adam Burgan, Arts and Entertainment Venue Manager, will be attending Area South Committee to deliver his annual presentation to members on the work of the Octagon Theatre. The Arts and Entertainment Service Annual Review 2019/2020 is appended to this report.

Arts and Entertainment Service Annual Review 2019/20



Welcome...



I am delighted to be sharing with you a glimpse into the work the Arts & Entertainment Service at South Somerset District Council has delivered through the financial year from 1st April 2019 to 31st March 2020. It has been a fantastic year of performances, exhibitions, events and creativity bringing many superb artists to South Somerset, supporting local artists who live in our district and providing opportunities for residents and attracting visitors into the area.

As part of South Somerset District Council our Arts & Entertainment Service makes a significant contribution to our vision for South Somerset: a place where businesses flourish, communities are safe, vibrant and healthy; where residents enjoy good housing and cultural, leisure and sporting activities.

We continue to transform the authority ensuring we put our customers first and building the Council of the future - a modern and efficient council able to deliver better services and outcomes for South Somerset in the context of significantly less funding. We have been redesigning the way we work to ensure we remain financially secure, protect the services that make South Somerset a great place to live, play and work, and deliver for our communities. We want to build healthy communities that are cohesive, sustainable and enjoy a high quality of life supporting people in improving their own physical and mental health and wellbeing. I hope you will always feel 'welcome' at our venues and my thanks go to our dedicated staff and volunteers who work incredibly hard to make your experience excellent and enjoyable.

Our venues remained at the forefront for providing quality arts and culture in the region and once again we have presented a broad range of high calibre productions with something to appeal to everyone. Audiences have enjoyed the very best in touring drama, musicals, opera, comedy, music, dance and ballet and our spectacular pantomime has again proved to be a massive hit!

The huge efforts and commitment displayed by each and every one of the hard-working members of staff and volunteers throughout our venues has again been recognised with the team winning TripAdvisor Awards. A richly deserved award and one which reflects the positive feedback shared by our loyal customers on a daily basis.

Sadly, this year has already been adversely affected by Coronavirus since March; and like all venues in the UK has had to close due to central government guidance. However, we are already working hard and planning to offer even better venues when we reopen and to deliver a superior programme of events and performances to our customers.

I hope you will share my pride in this fabulous team and the following brilliant set of achievements over the last year and I am certain that this will grow in the future when we are able to entertain you all again!

Cllr. Mike Best

Portfolio Holder for Health and Wellbeing,
South Somerset District Council



The past year has been a time of consolidation for The Octagon Theatre and Westlands Entertainment Venue as we looked to maintain and develop our strong audience figures by offering the best entertainment, events and an ever improving service to our guests. As we moved into our third year managing two large-scale vibrant venues, I am pleased to report that business is booming - we are trading ahead of budget, and our programme of development continues apace.

The final two weeks of the year both of our venues were closed, following the advice from government to help prevent the spread of the Covid 19 virus. In an unprecedented move, all theatres and venues were closed throughout the UK and around the world as places that bring people together had to stop and find new ways of reaching people. Westlands Entertainment Venue has been turned into a 'Well Being Hub' with many staff seconded into supporting the effort to ensure food parcels reach our most vulnerable residents. The Octagon Theatre continues to engage with our audiences sharing work on a digital platform that audiences can enjoy from home, free of charge to keep their spirits high. We are sharing work from Motionhouse, BalletBoyz and the National Theatre. I am exceptionally proud that our venues and staff are playing their role in helping the most vulnerable at this time and our venue can be a beacon of hope in the darkest of times. As I write this we don't know when our venues will be able to resume their normal operation - but we know that audiences are keen to return and their appetite for live entertainment will be bigger than ever. When it is safe for people to come together our venues will have a vital role to play in the healing process.

The Octagon Theatre retains its position as 'Somerset's Premier Theatre' with a dynamic programme that offers 'something for everyone'. Our blockbuster pantomime set a new attendance record and 'Snow White and the Seven Dwarfs' was crowned 'Queen' of the Box Office.

We've enjoyed stirring performances from Bournemouth Symphony Orchestra and BBC Proms sensation, Jess Gillam. We have brought laughter with so many sold out comedians and four sold out preview shows from Russell Howard. Our audiences have enjoyed superb drama and classic thrillers with 'The Lady Vanishes' and the triumphant return of Agatha Christie's 'The Mousetrap' that was seen by 4,917 people. From the grace and beauty of ballet to introducing 'little ones' to the magic of live theatre with 'Stickman' there has been so much to enjoy. Our stage has been home to vibrant community and amateur societies - a place where local talent is nurtured and shines bright. Music legends have graced our stage from Lulu to Fisherman's Friends - there are so many memorable performances and moments.

I am very proud of our engagement and participatory work and we have cemented our plans to develop this work further - investing in local artists and companies creating work in South Somerset. We also work to provide opportunities to learn skills, make new friends and find joy and expression through the creative arts. The arts have the power to transform people's lives - and they do so every day in our venues.

My thanks go to my brilliant team of staff, volunteers and supporters. Let's look back and celebrate what we've achieved over the last 12 months and look forward to our venues bringing people together once more.

Adam Burgan

Arts and Entertainment Venues Manager,
South Somerset District Council

2019/20 - Key Achievements

Facts and Figures

	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Attendance (Total number of tickets sold)	78,546	88,334	93,519	90,149	101,634	119,366	123,339
No. Of Performances	260	239	244	235	242	259	264
No. Of Screenings (Westlands)	-	-	-	-	-	-	-
Gross Box Office Income	£1,098,093	£1,233,074	£1,362,419	£1,335,182	£1,549,590	£1,844,455	£1,843,064
Annual Income - Excluding Box Office	£359,367	£344,452	£364,735	£410,600	£477,181	£560,951	£610,876

The cost of running the Arts and Entertainment Service and operating The Octagon Theatre and Westlands Entertainment Venue in 2019/20 was £452,706. This means the service and venues cost each resident in South Somerset £2.69 for the year or 11p per household per week.



You obviously noticed the audience was made up of a bunch of 'wrinklies', but by the end we had all shed the last sixty/seventy years and stood at least a foot (not 30 cms!) taller as we walked out on air. Thank you so much.

Angela and Mac Grant - On 'Buddy the Musical'



Visually spectacular, hilariously funny, top class pantomime fun. We wouldn't go anywhere else for panto now and that's after trying Bath and Bristol too, Octagon is by far the best.



	2016-17	2017-18	2018-19	2019-20
Attendance (Total number of tickets sold)	133,295	116,227 (O) 24,937 (W) 141,164 (T)	116,927 (O) 35,133 (W) 152,060 (T)	125,331 (O) 36,612 (W) 161,943 (T)
No. Of Performances	290	248 (O) 42 (W) 290 (T)	242 (O) 49 (W) 291 (T)	259 (O) 55 (W) 314 (T)
No. Of Screenings (Westlands)	-	74	204	277
Gross Box Office Income	£2,196,389	£1,888,223 (O) £354,501 (W) £2,242,724 (T)	£1,986,342 (O) £500,754 (W) £2,487,096 (T)	£2,776,610 (T)
Annual Net Income - Excluding Box Office	£770,627	£710,629 (O) £510,623 (W) £1,221,252 (T)	£666,276 (O) £850,298 (W) £1,516,574 (T)	£739,536 (O) £751,432 (W) £1,490,968 (T)

O = Octagon, W = Westlands, T = Total



On 16th March both The Octagon Theatre and Westlands Entertainment Venue were closed following the government advice to reduce the spread of Covid 19. Despite the loss of two weeks of events, performances and meetings we end the year having exceeded the figures set by the previous year showing excellent growth across both venues. A further 4,322 tickets had already been sold for the two weeks the venues were closed at the end of the financial year – 3,096 for performances at The Octagon Theatre and 1,226 at Westlands Entertainment Venue – these figures are not included in the table.

The figures for Westlands Entertainment Venue does not include the tens of thousands of guests at conferences, meetings, trade fairs, weekly ballroom sessions, banquets and parties. Westlands is ahead of the targets for year two of our business plan.

We estimate that the Octagon receives over 200,000 visitors a year who come to see a show, visit the gallery, dine in the café bar, use the venue for meetings and conferences or take part in a class or perform in a show. Our pantomime production of 'Snow White and the Seven Dwarfs' broke the Box Office record set by 'Cinderella' and was seen by over 29,800 people.



Westlands has received a 'Certificate of Excellence' from Trip Advisor for achieving consistently excellent reviews on the website. The Octagon Theatre has qualified for the 'Certificate Excellence Hall of Fame' after achieving a 'Certificate of Excellence' for the past five years.

The Octagon Theatre is listed on Trip Advisor with a 4.5★ rating out of 265 reviews. Westlands Entertainment Venue is catching up at No. 6 on the list and a 4.5★ rating out of 36 reviews.

You are a great asset to Yeovil & the surrounding areas. It is always a pleasure to visit. As a wheelchair user I appreciate all the assistance you give, especially being able to book parking!
Feedback from the Annual Survey

64% of all ticket were purchased online.

Website stats...

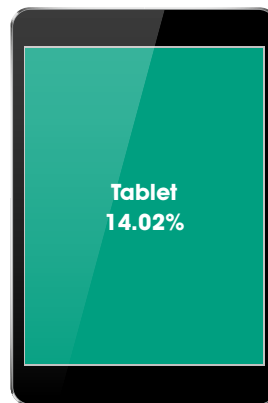
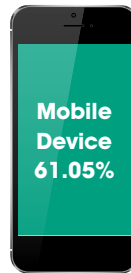
	Individual Website users	Individual Page Views
Octagon	257,369	1,808,355
Westlands	139,915	671,655
Total	397,284	2,480,010



For our Social Media channels Facebook remains the most popular with over 21,000 people liking our pages.

On Facebook The Octagon Theatre is rated 4.7 out of 5 with 1,087 reviews.

How customers access our websites...



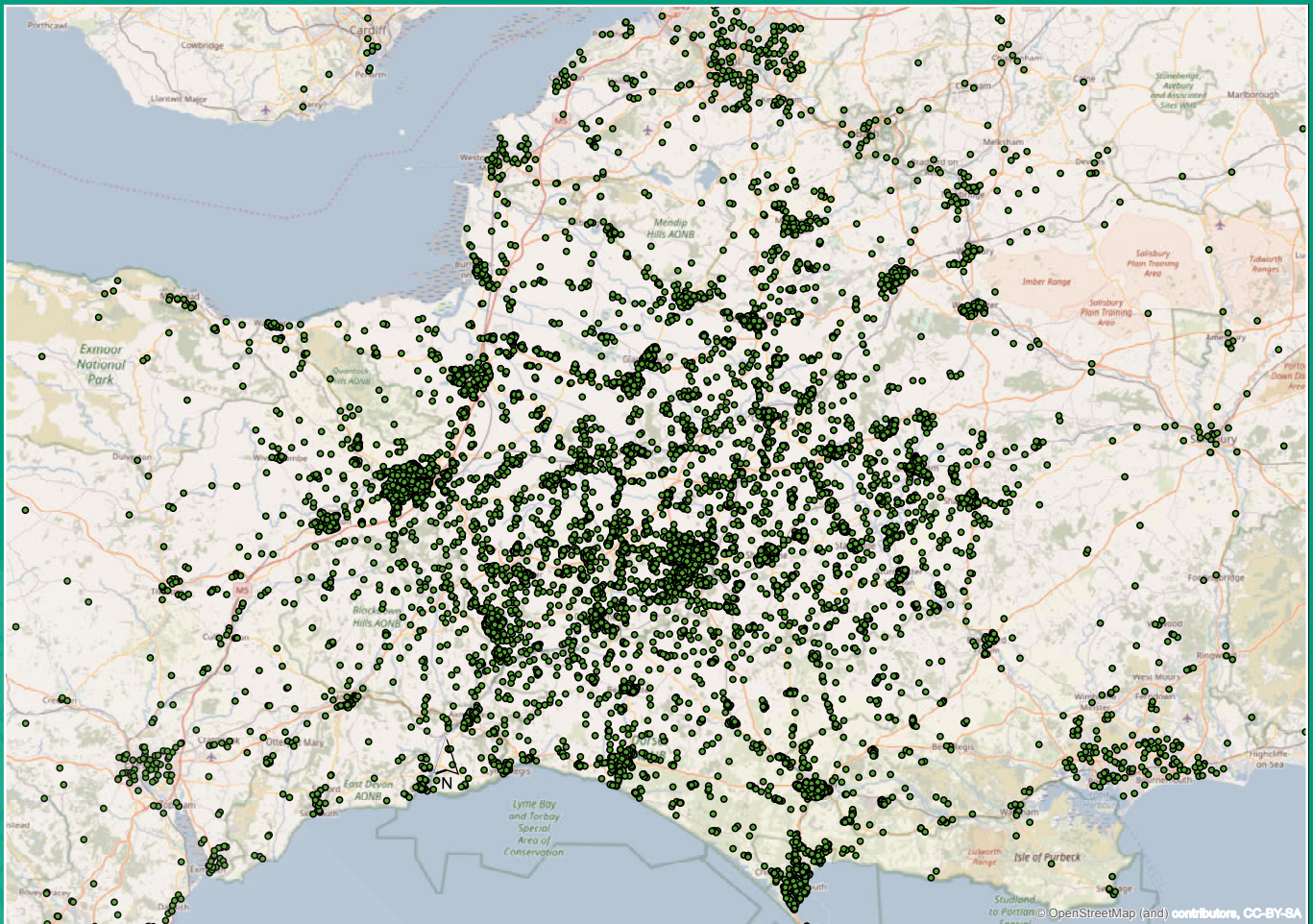
We had a wonderful afternoon and the three male leads were a triumph of the traditional pantomime art - a brilliant introduction to live theatre for our grandchildren! Thank you.
Sarah Cuff

Where Do Our Customers Come From?

Each dot represents a customer who made a booking for an event at The Octagon Theatre or Westlands Entertainment Venue that took place from 1st April 2019 - 15th March 2020. It does not reflect how many tickets they purchased or how many times they bought tickets within that period. There were a further approx. 1,000 booking records that could not be included as the postcode was incomplete.



My grandson who had come from Mexico and this was his first ever pantomime was so excited that his name was mentioned and he was wished merry Christmas and happy New year in Spanish!



What's On? At The Octagon Theatre...

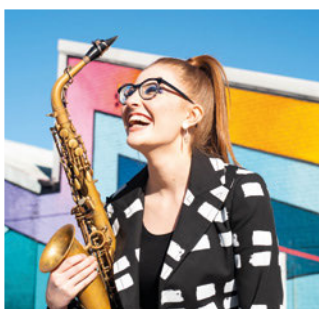
Over the twelve month period for the financial year 2019/20 The Octagon Theatre has enjoyed superb performances from a diverse range of artists and companies.

We've enjoyed live music from The Black Dyke Band, Marty Wilde, Leo Sayer, Ukulele Orchestra of Great Britain, Paul Young, the Chris Barber Band, Joe Brown, 'That'll Be The Day', Lulu, Mugenkyo Taiko Drummers, Turin Breaks, Fascinating Aida, Phil Beer and Fisherman's Friends.

Outside of the Yeovil Literary Festival we have enjoyed fascinating and entertaining talks from Geoff Hurst, John Challis and Doug Allen.

Our audiences have enjoyed sublime classical music from Bournemouth Symphony Orchestra, Armonico Consort, Craig Ogen, Jess Gillam, Elin Manahan Thomas, Tasmin Little, Emma Johnson and BBC Concert Orchestra who performed two free concerts for primary school children.

We have also staged thrilling operas from Welsh National Opera (WNO) with 'Don Pasquale' and The Russian State Ballet and Opera House and their production of 'Aida'.



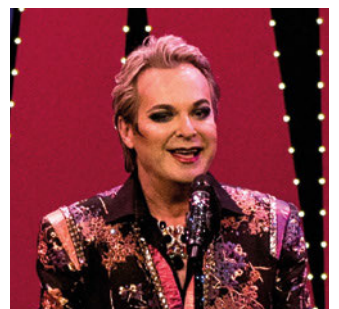


Our stage has been home to superb dance productions from Motionhouse, James Wilton Dance, and we've welcomed the stars of 'Strictly' with Aijaz, Giovanni, Gorka. Some of our ballet highlights include The Russian State Ballet and Opera House with productions of 'Nutcracker' and 'Don Quixote'.

Comedy remains one of our most popular performance strands with performances from Mark Steel, Paul Merton, Rich Hall, Julian Clary, Reginald D Hunter, Al Murray, Gill Sims, Jethro, Griff Rhys Jones, Dave Gorman, Mark Watson, Ed Byrne and four sold out performances from Russell Howard - seen by 2,488 people at The Octagon with all tickets selling out in 24 hours.

We have enjoyed some of the finest plays and musicals including London Classic Theatre - 'No Man's Land', New Old Friends - 'Crimes on the Coast', Blackeyed Theatre Company - 'Jane Eyre', Bill Kenwright's production of 'The Lady Vanishes', 'Buddy - The Buddy Holly Story' - enjoyed by 2,897 people, 'The Mousetrap' - selling 4,917 tickets, 'Round the Horne' and 'Eric and Ern'.

Some of our highlights for children include 'Stickman', 'The Tiger Who Came To Tea' and Milkshake Live!



What's On? At Westlands Entertainment Venue...



Westlands Entertainment Venue has welcomed Henning Wehn, James Acaster, Jack Dee, Martin Kemp, Richard & Adam, Dave Pearce, Andy Parsons, Mark 'Billy' Billingham, Stewart Francis, Show of Hands, Russell Kane, Ben Fogle, Neil Oliver, Gordon Buchanan, Toyah, Ardal O'Hanlon, Blake, Tony Blackburn, 5ive/911/Damage, Joel Dommett, Dick and Angel Strawbridge, Harry Redknapp, Francis Rossi, Merrill Osmond and Strictly's Graziano Di Prima.

Our monthly Comedy Club, quiz Nights, Open Mic Nights, Ballroom events and jive and swing events, alongside a large number of conferences and large scale events including Yeovil Beer Fest, Somerset Gin Festival, Cider and Cheese Festival, Silent Disco, Party! By Order of the Peaky Blinders and many more.





Our programme of screening films and live events continues to grow in popularity showing the best of mainstream films, independent and foreign language films from the comfort of our leather sofas. We showed 79 different films and screened 30,963 minutes of film.

We have hosted numerous conferences, banquets, balls, trade fairs, family celebrations and wakes. Seasonal arts and crafts fayres, Funtasia's Charity Ball, Election Counts and our Holistic and Wellbeing Fayre.



yeovil literary festival

The Seventh Chapter



2019 saw our seventh Yeovil Literary Festival take place over five days in October and November. The festival offers an exciting programme of literature and arts events from well-known literary figures, comedians, celebrities and exciting local and emerging writers. The festival is a not-for-profit partnership between The Octagon Theatre (South Somerset District Council), Waterstones, Yeovil Community Arts Association and Somerset Library Service and the headline sponsor was Battens Solicitors.



It's such a cosy, friendly and clean theatre, with easy parking and the added enjoyment of a restaurant and bar. A good choice for entertainment throughout the year, what else could anyone want.





GREAT INSPIRATION
 MOVING
 CELEBRITY
 VIBRANT
 HISTORY
 FACTUAL
 ENGROSSING
 EXCITING
 FASCINATING

Pre-festival events included Robert Harris and David Suchet. The festival welcomed 800 patrons for events including David Laws, Terry Waite CBE, Brett Anderson, Raynor Winn, Michael Eavis, Prue Leith, Anton Du Beke, Mark 'Billy' Billingham, Clare Balding, Adam Kay and many more.



'Snow White and the Seven Dwarfs' Pantomime crowned 'Queen' of the Box Office!

Snow White and the Seven Dwarfs' broke all box office records becoming the highest attended pantomime in the history of The Octagon Theatre selling 29,800 tickets.

Panto Fun Facts:

- 63 sound effect cues per show
- 223 sound cues per show

Through the 53 show run we saw:

- Over 200 Pyrotechnics
- 12,480 Lighting cues
- 53 Royal weddings
- 988 Scene changes
- 66 People working per performance
- 884 Songs (17 per show)
- 1,924 Fruit/veg puns in the cart scene
- 312 Panto thigh slaps
- 364 Ghosts
- 520 Dame costume changes
- 135 Costumes per show

The panto Snow White and the Seven Dwarfs was amazing, I take my three kids every year and it never disappoints. It just gets better and better, the cast are amazing and plenty of laughs. Kids absolutely loved it and had such a fun evening. Would highly recommend!"

Adele Norie



Gallery

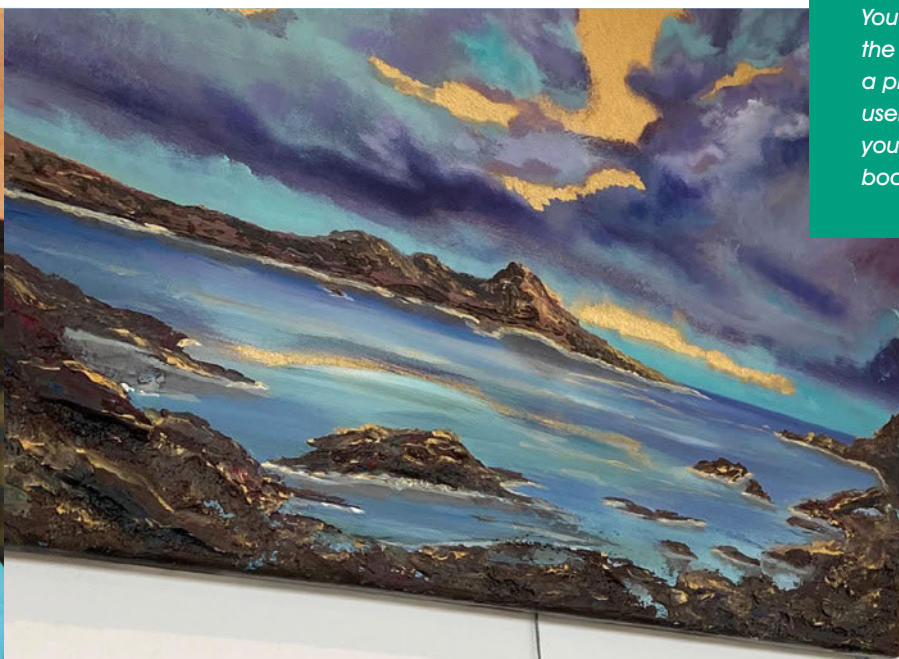
The Gallery at the Octagon continues to focus on local talent from the surrounding areas, promoting groups & artists whose main motive is to share the pleasure of art.

This year's programme supported a range of works from independent artists to local groups such as South Somerset Monochrome Art Group. The Octagon continues to support annual exhibitions from Yeovil Art Group and Somerset Art Works as a participating venue in the Arts Week programme.

The programme also included an exhibition that invited 30 young artists from 10 secondary schools and colleges across Somerset, to exhibit three pieces of artwork in an exhibition designed to display the extraordinary works of art created by students. The exhibition displayed artwork from students at Preston Secondary School, Bruton School for Girls, King Arthur's School, Swanmead Middle School, Whitstone School, Sexey's School, Stanchester Academy, Perrott Hill, Blue School, Huish Episcopi Academy, and Fairmead School.



You are a great asset to Yeovil & the surrounding areas. It is always a pleasure to visit. As a wheelchair user I appreciate all the assistance you give, especially being able to book parking!



Venues at the Heart of the Community...

We are proud that our venues are at the 'heart' of the community in South Somerset. Many local groups and societies stage performances and events including Motiv8 Productions, Yeovil Amateur Operatic Society, University College Yeovil (Graduation), Helen Laxton School of Dance, Beatnik Productions, The Dance Factory, Castaways Theatre Group, Yeovil Amateur Pantomime Society, Yeovil Youth Theatre, Yeovilton Military Wives, Project Play and many more.



First time visiting The Octagon last night to see 42nd Street. Brilliant experience! Easy to park as large car park nearby. Great view of the stage, comfy seats, nice bar area. We really enjoyed the performance and should definitely go to The Octagon again.

Liz Farmer



Join In

The Octagon Academy was launched in 2010 following a grant from SSDC Area South Forum. We now have over 18 weekly classes for all ages and abilities. Over 400 people aged from 15 months to 73 are taking part in classes at the Octagon and Westlands in singing, dancing and drama every week.

Our venues are home to Somerset Youth Theatre and Castaway Theatre Group and classes from The Helen Laxton School of Dance, The Allen School of Dance and many more.

The Johnson Studio is also the home of Yeovil Community Arts Association, Yeovil Art Group and University of the Third Age local history group.

Through 2019/20 we held 622 classes and 86 meetings in the Johnson Studio at The Octagon Theatre.



The Octagon Choir has been my second 'family' for the last five years. Great friendship; love & support whenever needed and singing is so good for my mind & body.

Audrey Haskell





Supporting Roles...

The Octagon Theatre and Westlands Entertainment Venue serve thousands of customers each week and are proud to use local suppliers where possible to support the local economy and to source the best quality products that showcase Somerset producers. Whether it is ice cream from near Bath, meat from the butchers in Crewkerne, Glastonbury water, bread from Mortimers in Yeovil or local ales and cider, we are proud to share the 'taste of Somerset'.

- Mortimers Bakery
- Marshfield Ice Cream
- A & J Winters, Butchers, South Petherton
- Barrett Bros, Butchers, Crewkerne
- Glastonbury Spring Water Co
- Coffeeworks, Exeter
- Wild Puddings, Ilchester - supplying freshly baked cakes

We also support local companies who we partner with to provide goods and services. In addition to the advertising in local magazines, newspapers and printers, here are just some of the other local suppliers benefitting from our venues.

- Ever So Clean Supplies
- Inno Fire & Security
- Atlas Security
- The Cloth Shop, Crewkerne (re-upholstery)
- Dataweigh Systems Ltd, Yeovil
- Perrys Recycling
- Greenstock Refrigeration

If you like the idea of going to the cinema but find the reality rather disappointing with noisy kids with popcorn and ear splitting soundtracks then this is for you. Enjoy a drink before you go in or indeed take it in with you in a real glass, sit on a nice settee or armchair and not be deafened by the soundtrack. A lovely way to enjoy good films, couldn't be better, well done Westlands.

Claire Wynne-Riley



THE CLOTH SHOP - SEATON

Dataweigh Systems

PERRYS RECYCLING

In the last year, the Octagon alone served more than 15,000 freshly prepared meals and more than 37,000 tubs of ice cream. We also handed out almost 9,000 packets of sweets and 425 flashing red roses (for Snow White and the Seven Dwarfs, naturally).



A Helping Hand

Our venues are supported by a team of 100 volunteers - The Foyer Club, who undertake Front of House duties (taking tickets, showing customers to their seats, selling ice creams, confectionary and merchandise, helping with mailings). They donate approximately 15,800 hours per year!

Without these volunteers it would cost us an additional £153,000 to operate.

Fundraising

The Foyer Club gained charitable status in 2014 and work with our staff to raise money to purchase new equipment and support the theatre. The Foyer Club are currently fundraising to support our 'Name A Seat' campaign that will replace the auditorium seating in The Octagon Theatre.



Best thing about The Octagon is the size of the venue. No matter what seats you have you can see everything on stage so clearly. Had a great evening.

Glenda Sherwood Wright

Raising Money For Local Charities

Each year we receive hundreds of requests to support local school fetes, raffles and many other fundraising events that we support where possible. We also support many local charities with Bucket Collections and other fundraising events throughout the year. Here are just a few from the last twelve months...

- The Panto Bucket Collection during 'Snow White and the Seven Dwarfs' and the 'Christmas Celebration Concert at Westlands raised £12,194 that was split equally between the Foyer Club and Yeovil District Hospital Breast Cancer Unit Appeal.
- A Raffle was held for Somerset Mind Charity £80.00.
- Raffle held for Guide Dogs for the Blind £317.00.
- Yeovil Beer Festival 2019 raised £14,227 that was divided between Yeovil District Hospital Breast Cancer Unit Appeal, St Margaret's Hospice, Yeovil Round Table, Yeovil Lions Club and Yeovil Opportunity Group.
- Motiv8 Production's 'Starlight Express' raised £1000 for Yeovil District Hospital Breast Cancer Unit Appeal and £500 for In The Bag charity for testicular cancer.
- Yeovil Youth Theatre raised £515.60 during their production of 'Chicago'.
- YAOS's production of 'Chitty Chitty Bang Bang' raised £640.63 while their production of 'The Sound of Music' raised £295.83 for Fiveways School Playground appeal.
- Barry & Jean Brewster, who are members of the Foyer Club sold poppies at multiple performances and raised £2160.00 for the Royal British Legion.
- YAPS production of 'Wizard of Oz' raised £367.42 for the Lily Foundation.
- Party! By Order of the Peaky Blinders raised £9,500 for the Yeovil District Hospital Breast Cancer Unit Appeal. It was organised by Funtasia, Santiago Productions and Westlands Entertainment Venue.

Arts Engagement and Outreach in South Somerset

A key part of the Arts Entertainment Service is to develop opportunities for community engagement across the district and offer cultural experiences for all ages and abilities. The ambition throughout the year has been to collaborate with the community, to create and develop projects that are accessible to all and celebrate the vibrant cultural life of South Somerset. To achieve this we work with individual artists, art groups and organisations from both the professional and voluntary sectors.

Over the year, we have extended our support to local arts organisations such as, OSR Projects, Wassail Theatre Company and artist, Angela Blackwell. The projects we have supported include Od Arts Festival, Somerset Emergency Theatre, and the Blind Painter Project. These projects celebrate the achievements of local artists, bring communities together where they live, and put South Somerset on the map for high quality arts and culture. Whilst some of these projects may be put on hold temporarily as a result of the pandemic, much of the work continues behind the scenes; Wassail Theatre Company have moved their community engagement online, with an offer to commission Somerset based artists and graduates to produce new work which will connect our communities during the lockdown.

One of our main priorities is to support our community and offer cultural experiences for all ages and abilities. Through providing arts and cultural opportunities, we hope to nurture, inspire and empower local artistic talent and enrich our community. Over the past year, our focus has led us to strengthen our relationship with The Hub in Yeovil and Somerset Secondary and Primary Schools. We have explored ways we can make the arts more accessible for people with disabilities, and how we encourage young people to access local arts and cultural opportunities. To achieve this we partnered with Somerset County Council to deliver 'TalentEd Academies' at the Octagon and Westlands, to provide young people interested in the arts with a high quality workplace experience. The 'TalentEd Academies' offer participants an insight into a career in the arts and as an artist. The sessions were successfully delivered to students from Preston Secondary and Westfield Academy, with plans to expand and develop our reach in the coming year.

To enable us to extend our reach within the community we continue to fund four key arts organisations, Take Art, Somerset Art Works, Somerset Film and Actiontrack, who help us to deliver a cross section of art projects to our communities.



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Take Art

takeart.org

Take Art aim to promote performance and participation in the arts across Somerset, supporting professional artists and arts in the community. Over the last year, Take Art delivered a total of 10 projects in various locations across South Somerset, engaging a total of 2,925 residents as either participants or audience members. Projects include Spring Forward, Rural Touring, InspirED, Word/Play, BARN, and the SoundWaves Network. Projects delivered supported a range of art forms from dance to music and provided access to the arts for all ages and abilities.

Take Art's rural performance scheme continues to bring professional, high quality music, theatre, dance and performance to village halls, churches & pubs across Somerset. The Rural Touring scheme plays a vital role in uniting communities and keeping villages' alive, the

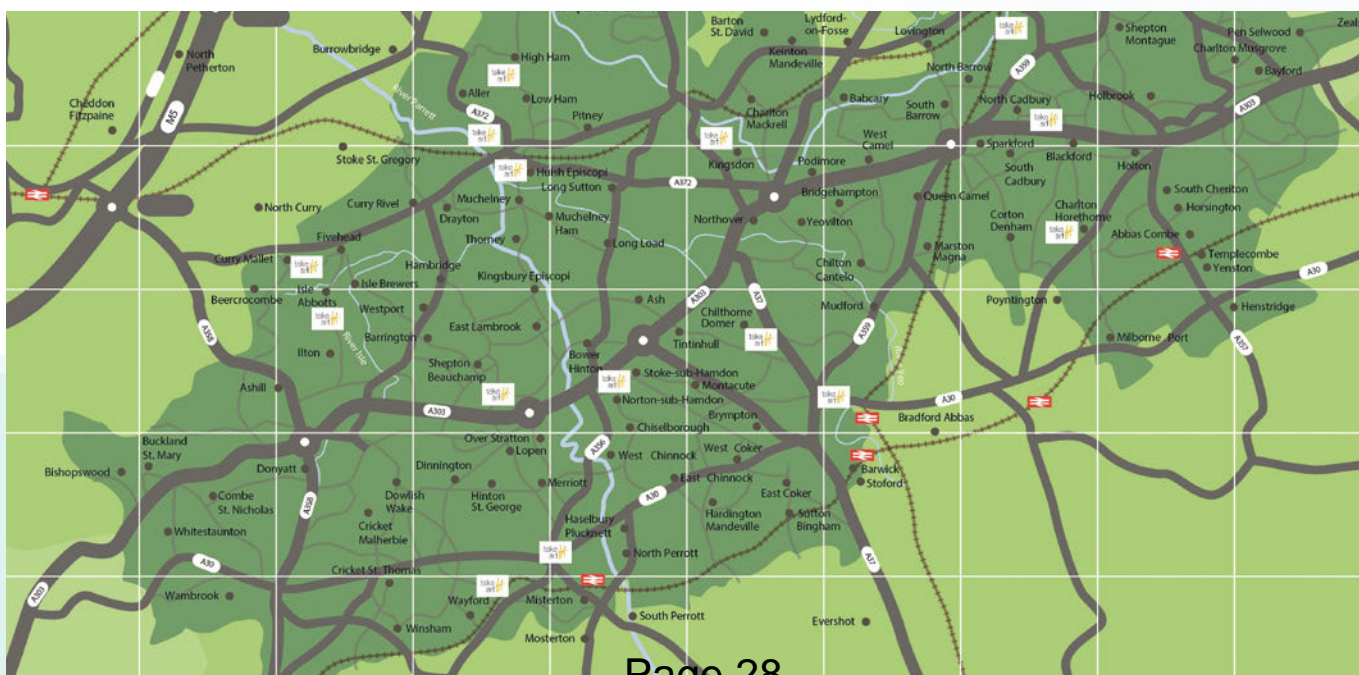
scheme allows people living in rural areas access to live art at an affordable price. In the last year, the scheme has engaged over 1,960 audience members across South Somerset.

Somerset Art Works

somerseartworks.org.uk

Somerset Art Works aim to develop opportunities for artists to work here in Somerset and for the community to experience high quality visual arts at a local level. Since its inception in 1994, Somerset Art Weeks have become an important date in Somerset's calendar, delighting art lovers near and far. In 2019, Somerset Art Works celebrated 25 years of Arts Weeks, and featured over 300 artists in 135 venues.

Last year, Somerset Art Works produced an exhibition titled 'Quiet Places for Unquiet Minds' at the Octagon Theatre. The Somerset Art Works project with Mind in Somerset, aimed to help people to stay well, express themselves, to feel more engaged in their communities and experience a better quality of life. The exhibition displayed artwork produced by Yeovil Mind Community Day, Art and Poetry Groups and the Minehead Mind Art Group working with artists' Simon Ripley and Megan Players.



Continued: Arts Engagement and Outreach in South Somerset

Somerset Film

www.somersetfilm.com

Somerset Film are dedicated to empowering individuals and communities through the use of film and digital technology. Somerset Film offer a programme of outreach activity and projects that encourage and facilitate the use of digital media by all sectors of the community. They provide learning opportunities through schools based projects, bursary schemes and training for all abilities.

Successful projects include the BBC New Creatives project, designed to signpost and support emerging talent. Through this scheme, Somerset Film supported an emerging artist from Langport to produce a programme on demystifying 'dadhood', which received positive feedback from the BBC. Somerset Film have also been busy this year working on 'Change Step' a film shot in Yeovil to help raise awareness about the Armed Forces Covenant. The film presents life after the military and encourages ex-military personnel to seek help with their transition.

Actiontrack

www.actiontrackperformance.co.uk

Actiontrack works collaboratively to deliver opportunities for individuals and groups to access practical involvement in music, drama, dance and the visual arts. The organisation develops and delivers wholly accessible projects, predominantly with children and young people and often with marginalized groups.

They have delivered an exciting range of projects throughout the year, including the delivery of several World Music Residencies for education groups in Langport, Crewkerne, and Chard, plus the MyTunes project. MyTunes is part of Actiontrack's regular delivery, the music-making project works in and alongside Pupil Referral Units and other agencies of Alternative Provision with vulnerable young people at risk. Work takes place in centres across the county and in Actiontrack's recording studio, ranging from instrumental tuition, through group playing to song-writing, recording and even instrument making.



MOVE TO IMPROVE

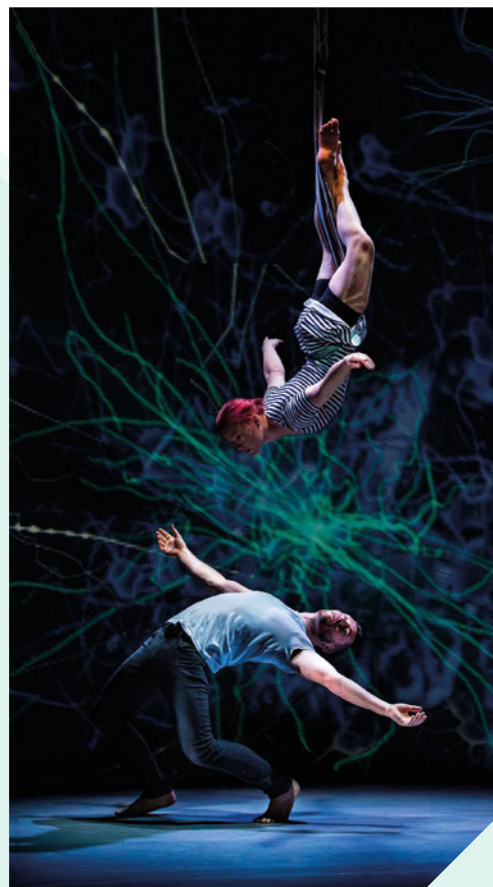


Move To Improve - Dance Development Project

We are pleased to announce the Move To Improve dance project. The project will build engagement in the arts amongst members of our community, provide support for young people or graduates beginning a career in the arts, and offer opportunities for artists and dance companies to perform their work on a regional stage.

Earlier this year the Arts Engagement team at the Octagon were successful in their bid for funding from Arts Council England and Yarlington Housing Group, allowing us to deliver the first strand of the project. The first strand will enable residents from rural and deprived areas access to local cultural opportunities, introduce communities to high quality dance where they live and build a local appreciation for dance. We will be delivering a series of affordable contemporary dance performances as well as taking high quality performance art to local festivals, supporting and nurturing local talent, and working in partnership with new and existing audiences.

Through this project our aim is for The Octagon to become a 'Hub' for dance; a place where professional dancers, companies, dance students, dance graduates, dance enthusiasts, community dance groups and more will come together with a shared passion for all things dance. It is our hope that, in light of the pandemic, the first strand of the Move To Improve project will have a positive impact on our community and industry, and go a long way in re-engaging people with live performance art.



This project is funded by:



Supported using public funding by
**ARTS COUNCIL
ENGLAND**



**South Somerset
District Council**
Page 30

yarlington



Came here to celebrate The Chinese New Year. The acts were simply amazing! We really enjoyed the Hat Jugglers and the Contortionist (and the pandas, who came on during the show). The theatre staff, as always, were so friendly and helpful, and their attentiveness cannot be faulted. We had fantastic seats with a great view of the stage. Thanks to everyone for a lovely evening!

Tripadvisor Review Feb 2020



Went to see Hormonal Housewives this evening with my mum and sister. It was bloody hilarious. The three ladies bounced off each other perfectly but the Julie character was hilariously funny... had tears streaming. Such a great show.



Yet another great night at the Gin festival. A good atmosphere with local musicians performing in the lounge bar and the ballroom.

A good menu was on offer for the evening. We had the falafel & spinach burger with skinny fries and a side salad. It was very tasty, the fries were crisp on the outside and soft in the middle. It was all very well presented.

Well done to all the staff who work so hard and make these events a pleasure to attend.

Jane B, Tripadvisor Review



Box Office: 01935 422884 octagon-theatre.co.uk westlandseyevil.co.uk

The Octagon Theatre | Hendford | Yeovil | Somerset | BA20 1UX
Westlands Entertainment Venue | Westbourne Close | Yeovil | Somerset | BA20 2DD



Agenda Item 8

Area South – Covid-19 Community response

Director: Netta Meadows, Service Delivery
Manager: Tim Cook, Locality Manager
Lead Officer: Tim Cook, Locality Manager
Contact Details: tim.cook@southsomerset.gov.uk

Purpose of the Report

To provide Members of the Area South Committee with an opportunity to discuss the current situation regarding the response to the Covid-19 pandemic and to raise issues or concerns in their wards.

Public Interest

The Council's response to the Covid-19 pandemic has been swift and wide-ranging. Please see the information on our website at <https://www.southsomerset.gov.uk/life-events/coronavirus-support/>

Recommendation

That members comment and feedback and raise any issues or concerns relating to the current situation in their ward.

Background

At the April meeting of the Area South Committee, members requested a report on the support that is available to Town and Parish Councils and community organisations during the Covid-19 pandemic.

A great deal of information, advice and guidance is provided on the SSDC website. <https://www.southsomerset.gov.uk/life-events/coronavirus-support/coronavirus-self-help-hub/>

The situation continues to change rapidly. This report offers a brief overview which is subject to change. A verbal update will be given at the meeting.

Support to local communities

Members will be aware of the work that has been done by individuals and groups in their own wards as a direct response to the Covid-19 pandemic. Work was undertaken with Parish and Town Councils to map the services that had become available to support the vulnerable people in communities. This identified that local solutions had been put in place in almost every parish. These solutions range from an individual parish contact to coordinate support to highly organised groups offering shopping, prescription collection, welfare calls, food boxes and in some cases accommodation for key workers or those at risk at home. This mapping work will not have captured the vast amount of informal help given by friends, neighbours and family members. The information gathered has enabled a flow of information and mutual referral between the groups and the SSDC wellbeing hub.

The above, alongside the support for the established community and voluntary sector has been co-ordinated and supported extremely effectively by Spark Somerset.

Funding for groups

Somerset Community Foundation (SCF) immediately established the Somerset Coronavirus Appeal which offers grants to new and existing groups that are providing support to vulnerable people. A fund of over £640,000 has been established for direct funding and donations. As of 15th May, £339,166 has been given out in grants. The map of grants awarded shows that approximately 10 awards have been made to groups in Area South. Further details are available on the SCF website. <https://www.somersetcf.org.uk/news/361/73/Somerset-Community-Foundation-s-response-to-COVID-19>

New funding streams are being announced all the time and we will continue to work with colleagues in other districts and the county to ensure that information is disseminated to local groups and town and parish councils.

Support for Business

Information, advice and links to financial and other support is available on the SSDC website. <https://www.southsomerset.gov.uk/life-events/coronavirus-support/business-support/>

Local food and drink promotion

Many local businesses have adapted their offer with many establishing takeaway and delivery services. Local food and drink producers and suppliers have also looked to support the local market. A directory of local food and drink producers and suppliers has been created and is available on the SSDC website. The aim is to develop the directory to help recovery through promoting food and drink businesses and encouraging a greater emphasis on buying local produce. <https://www.southsomerset.gov.uk/life-events/coronavirus-support/south-somerset-food-drink-directory-during-covid-19/>

Economic Development specialists continue to provide support to businesses and are focused on preparing for the recovery phase.

Financial Implications

There are no financial implications arising directly from this report.

Corporate Priority Implications

The priorities have been developed taking into account the SSDC Corporate plan priorities.

Carbon Emissions and Climate Change Implications

This is considered on an individual project and programme basis as appropriate. The overall priority is to seek to create more balanced communities where people can live, work and get access to the services and facilities they need on a daily basis. Area working (Area+) helps to improve access to facilities, activities and services, reducing the need to travel.

Equality and Diversity Implications

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

Background Papers: None

Agenda Item 9

Area South Committee Forward Plan

Director: Kirsty Larkins, Strategy and Support Services
Agenda Co-ordinator: Jo Boucher, Case Officer – Strategy and Commissioning
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 Agenda Coordinator.

Background Papers

None

Appendix A

Notes

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

Meeting Date	Agenda Item	Lead Officer
June and monthly thereafter	Support for Communities and Town and Parish Councils during coronavirus - members are asked to feed in any particular areas of concerns to help shape the report.	Tim Cook, Locality Team Manager
September	Presentation on Yeovil District Hospital	Chief Executive, Yeovil District Hospital
<i>TBC</i>	<i>Update on recent road improvements in the town and the public feedback</i>	SCC
<i>TBC</i>	<i>Community Funding Requests</i>	<i>Ongoing</i>

Agenda Item 10

Schedule of Planning Applications to be discussed by Area South Committee

Director: Netta Meadows, Service Delivery
Service Manager: Simon Fox, Lead Officer (Development Management)
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

Purpose of the Report

The schedule of planning applications sets out the applications to be discussed by Area South Committee at this virtual meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 2.30pm.

The meeting will be viewable online at:

https://www.youtube.com/channel/UCSDst3IHGj9WoGnwJGF_soA

Any members of the public wishing to address the virtual meeting regarding a Planning Application need to email democracy@southsomerset.gov.uk by 9.00am on 30 June 2020.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
11	YEOVIL WESTLAND	19/03143/FUL	Demolition of existing building and the erection of a new warehouse and distribution centre	Building 166 Gkn Westland Helicopters Lysander Road	Leonardo Marconi Westland Ltd

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 has been prepared.

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 11

Officer Report On Planning Application: 19/03143/FUL

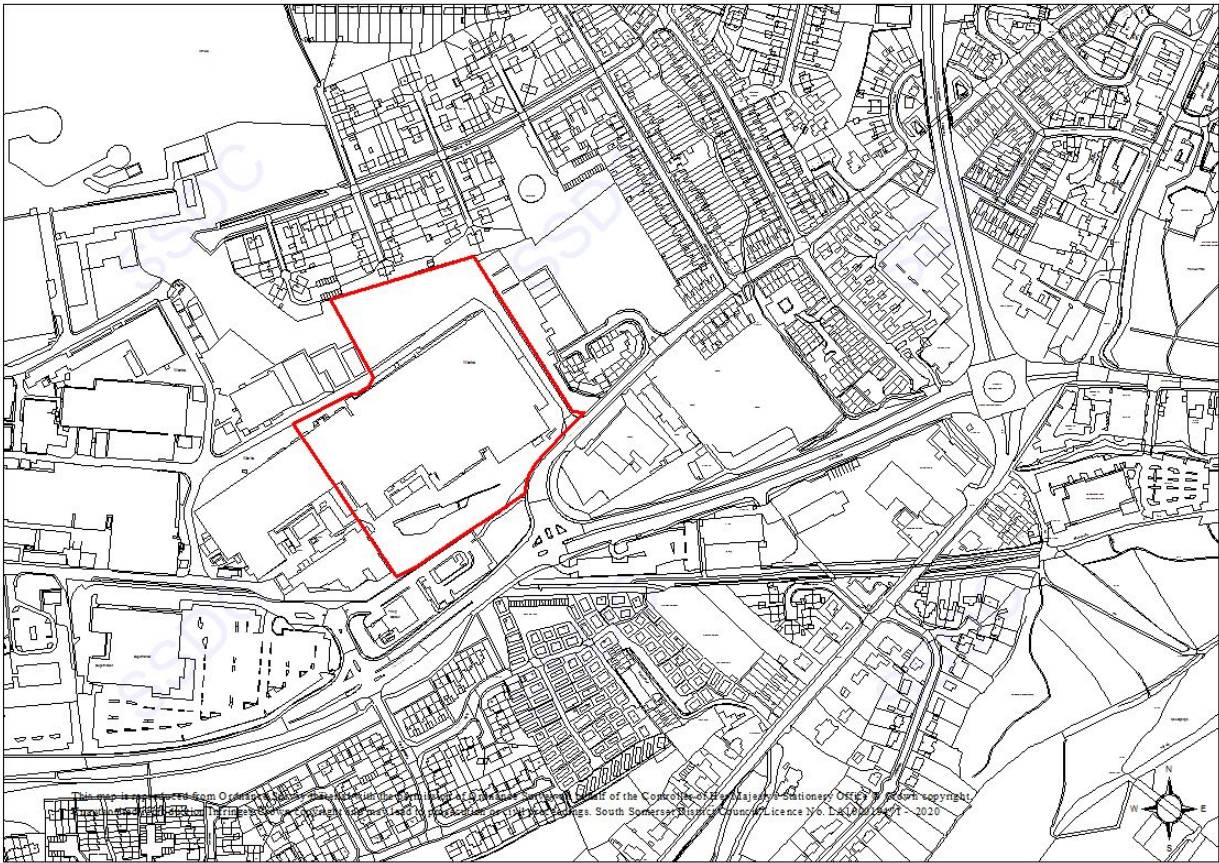
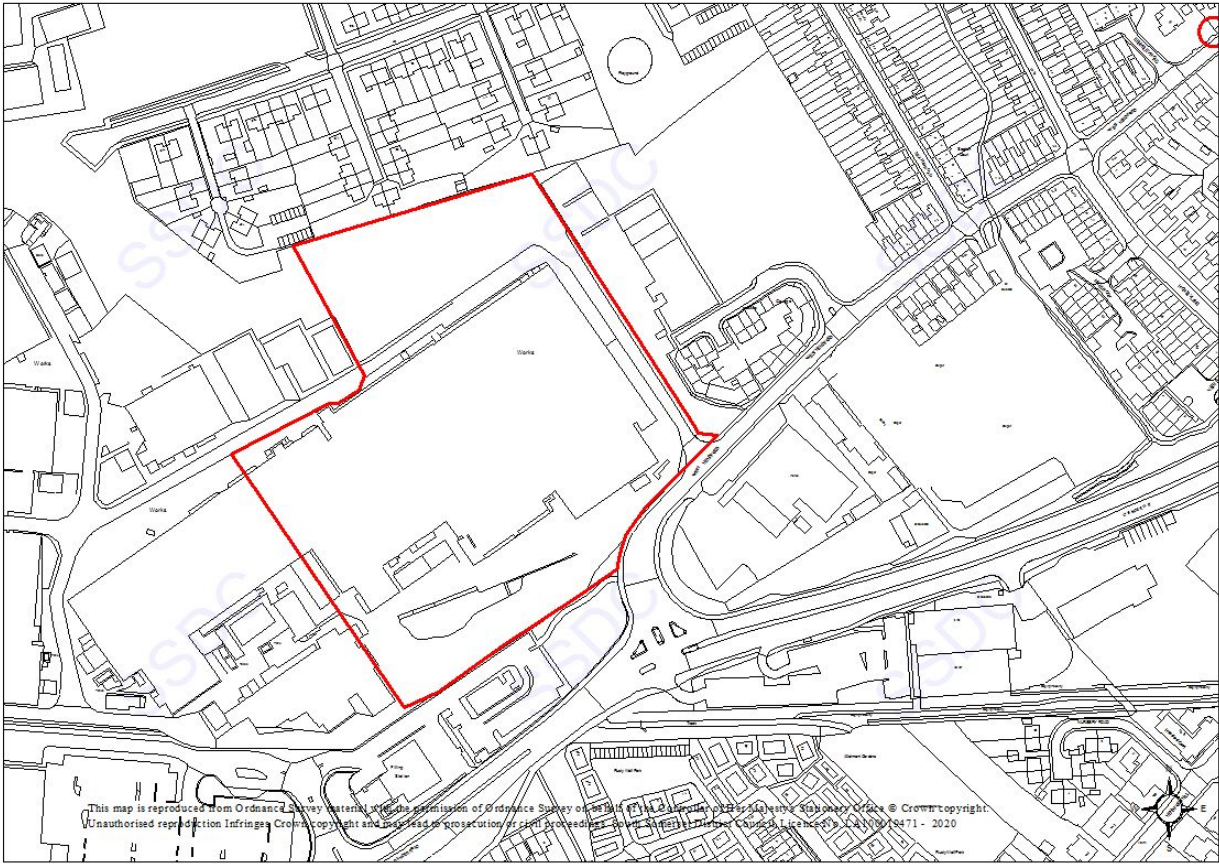
Proposal :	Demolition of existing building and the erection of a new warehouse and distribution centre.
Site Address:	Building 166 Gkn Westland Helicopters Lysander Road
Parish:	Yeovil
YEOVIL WESTLAND Ward (SSDC Member)	Cllr D Gubbins Cllr A Soughton Cllr K Gill
Recommending Case Officer:	Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
Target date :	31st January 2020
Applicant :	Leonardo Marconi Westland Ltd
Agent: (no agent if blank)	Boon Brown Architects Motivo Alvington Yeovil Somerset BA20 2FG
Application Type :	Major Manfr f/space 1,000 sq.m or 1ha+

REASON FOR REFERRAL TO COMMITTEE

This application is referred for Committee consideration in accordance with the Scheme of Delegation as the application is a 'major' application (proposed floor space exceeds 10,000 square metres) and recommended for approval.

This application has also been 2-starred under the Scheme of Delegation - referral of applications to the Regulation Committee for determination. In collective agreement with the Leader, Portfolio Holder, Area Chairs, Director (Service Delivery), Monitoring Officer, and Lead Specialist (Planning) all major applications will be 2-starred for the immediate future to safeguard the Council's performance, pending a more substantive review.

The Area Committees will still be able to approve and condition major applications. However, if a committee is minded to refuse a major application, whilst it will be able to debate the issues and indicate grounds for refusal, the final determination will be made by the Regulation Committee.



SITE DESCRIPTION AND PROPOSAL

The site is located in an industrial area to the south-west of Yeovil, situated off Lysander Road. The application building is known as Building 166 and forms part of the Leonardo Helicopters factory site.

Land to the north of the site car park area is in residential use with the boundary bordered by properties at Westland Road whilst land to the west and south is in Leonardo control and used for manufacturing and associated activities. The north eastern boundary is bordered by a light industrial commercial unit which currently accommodates several separate companies. To the east lies Fosse Park, a residential development comprising of terraced houses and flats.

Full planning permission is sought for the partial demolition of the current building and the erection of a of B8 warehouse and distribution centre (total of 19,596m² (210,926 sqft)). The building is proposed as portal frame with composite aluminium curtain walling and steel profile sheeting in grey tones with a small amount of red detailing. The overall size is 182.5m long and 103m wide. The height of the entire warehouse is 15.5m from the top of the roof ridge to ground floor level and 13.5m eaves height. In addition, an external store is proposed on the southern boundary of the site. This structure will be 43m in length by 14m in width to be finished in similar materials to the main structure. The height of the building to the top of ridge will be 9.7m. The Design and Access Statement advises that the development aims to consolidate existing Kuhne + Nagel (K&N) and Leonardo Helicopters logistics operations stores that are currently occupied within the Yeovil area.

Vehicular access to the new unit will be via West Hendford road which connects to Lysander road (A3088). Cars and goods vehicles will use the same access point into the site. Car parking, along with covered secure cycle shelters & secure motorcycle stands are proposed as part of the application.

A number of trees along the southern boundary are protected by way of a Tree Preservation Order. A small part of the site is within Flood Zone 2 and 3.

The application is supported by:

- Transport Assessment & Framework Travel Plan
- Flood Risk Assessment
- Phase 1 Geotechnical Report
- External Lighting Plan
- Design & Access Statement
- Ecology Survey and Day Time Bat Assessment
- Tree Survey & Arboricultural Assessment
- Built Heritage Statement
- Archaeological Assessment
- Written Scheme of Investigation
- Planning Statement
- Statement of Community Involvement

HISTORY

There is an extremely lengthy planning history for the Leonardo site. It appears that the application building was erected in the 1950's.

The most recent applications include:

19/02614/FUL - The formation of a hard surface airstrip, associated lighting and ancillary lighting control building. Approved 5/12/2019.

19/01740/EIASS - Request for a screening opinion in respect of a full planning application for a hard surface airstrip and associated aviation lighting and ancillary control building. Determined that EIA not required.

19/03143/FUL - Demolition of existing building and the erection of a new warehouse and distribution centre. Pending consideration.

19/02456/FUL - The formation of hardstandings and installation of 2 No. aircraft with associated landscaping. Approved 25/10/2019.

18/03866/FUL - The siting of 1 No. two storey temporary portakabin building to be used as a flight training centre (Part retrospective). Approved 21/02/2019

18/01630/S73 - Application to vary conditions 2 (approved plans), 16 (noise mitigation), and 17 (travel plan) and remove conditions 4 (finished floor levels) and 8 (access arrangements) of approval 16/03628/FUL. Approved 5/7/2018.

17/00658/FUL - The installation of 3 No. air receiver tanks with associated works to the roof of premises. Approved 31/03/2017.

16/03628/FUL - The erection of a research and development building, incubator office and light engineering facility (Use Class B1) with associated parking, landscaping, access and security facilities. Approved 2/12/2016

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 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
- TA3 - Sustainable Travel at Chard and Yeovil
- TA5 - Transport Impact of New Development
- TA4 - Travel Plans
- TA6 - Parking Standards
- EQ1 - Addressing Climate Change in South Somerset
- EQ2 - General Development
- EQ4 - Biodiversity
- EQ5 - Green Infrastructure
- EQ7 - Pollution Control

National Planning Policy Framework

- 2. Achieving sustainable development
- 4. Decision-making
- 6. Building a strong, competitive economy
- 9. Promoting sustainable transport
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

Design

Climate change

Determining planning applications

Consultation and pre-decision matters

Flood risk and coastal changes

Health and Wellbeing

Light pollution

Tree Preservation Orders and trees in conservation areas

Use of planning conditions

National Design Guide - September 2019

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Yeovil Town Council:

'Approve subject to highway comments.'

County Highway Authority:

The plans have been amended to incorporate the details required by the County Highway Authority in relation to electric charging points and cycle parking. They conclude that the level of HGV's movements (3-4 per hour in worst case) is acceptable given that space can be provided on the site for vehicles to wait. They also note that the site will be overprovided with car parking spaces but as the car park also serves the wider Leonardo site the County Highway Authority do not consider that the proposal is unacceptable in this regard. There is an ongoing discussion regarding the details of the Travel Plan but the County Highway Authority do not object to any of the physical proposals for the site subject to the imposition of conditions in relation to; a construction traffic management plan; detail of stop line and associated signage; surface water disposal; protection of parking and turning; and submission of service management plan.

Ecologist

Advises:

'Betts Ecology carried out a Baseline Ecology Survey of the development site on the 12th August 2019.

The results of the survey were as follows:

- *The site is comprised of a factory building, surrounded by hardstanding, amenity grassland with trees and scrub around the north and north east boundary.*
- *The building contained negligible bat roost potential.*
- *Sing of bird roosting within the building was recorded.*
- *Boundary vegetation included cotoneaster - an invasive species under schedule 9 of the Wildlife and Countryside Act 1981.*

Although bats are likely to be commuting and foraging along the lines of trees and scrub located along the north and northeast boundary, due to the sites location light levels are likely to be of level associated with the urban setting. As such, bat activity present is likely to be from species that are less sensitive to light, such as pipistrelles.'

The ecologist recommends conditions/informatives in relation to; bats; bird nesting and; biodiversity and protected species net gain.

Environmental Health Officer

No objection subject to conditions in relation to; demolition and construction; delivery times; details of external equipment; lighting; and contaminated land.

Environment Agency (EA):

The EA required the submission of a revised documentation and upon receipt of this information have advised:

'Flood Risk

The revised Flood Risk Assessment (FRA) and associated modelling indicates that the current precautionary 3b designation of the site as defined in your Authority's Strategic Flood Risk Assessment may be challenged. We are therefore will to accept that the development is not in the functional floodplain and at risk of increasing flooding risk. Therefore, the development is not contrary to National Planning Policy.

On that basis we can withdraw our previous objection, and given that the FRA has confirm that the development will not increase flood risk to third parties. Although we should note that the flood depths are increased on-site for the 0.1 % AEP event within the applicant land.'

'Contaminated Land

The previous use of the proposed development site as an Airfield, Airfield Hanger and industrial manufacturing site presents a risk of contamination that could be mobilised during construction to pollute controlled waters.

The controlled waters are particularly sensitive in this location because the proposed development site is located upon a principal aquifer and overlies a culverted tributary of the River Yeo. The River Yeo is considered a principal surface water receptor.

Further detailed information will however be required before built development is undertaken. We are in agreement with the recommendations of the desk study and preliminary risk assessment that intrusive site investigation and further risk assessment is required. We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

In light of the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. This should be carried out by a competent person in line with paragraph 178 of the National Planning Policy Framework.

Without these conditions we would object to the proposal in line with paragraph 170 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.'

The EA also recommend conditions in relation to; drainage; previously unidentified contamination; and piling.

Local Lead Flood Authority:

Requested additional information and upon receipt of this have no objection to the application but did raise some queries about the use of permeable surface. Unfortunately this could not be addressed by the applicant due to the nature of the HGV's using the site. They have requested the imposition of a surface water drainage condition.

Tree Officer

No comments received.

Senior Historic Environment Officer:

'Archaeological evaluation is taking place on this site and a monitoring visit took place on the 5th December by SWHT staff. Based on this visit we can advise that as far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.'

MOD:

No safeguarding objections.

Wessex Water

No objections.

REPRESENTATIONS

248 residents were notified of the application, a site notice was displayed and an advert placed in the local newspaper. No comments have been received.

CONSIDERATIONS

Principle

The site is situated within the defined development area of Yeovil and proposes the replacement of an existing commercial building to provide a centralised warehouse for the business. It is understood that the current building is in need of refurbishment being of some age, not energy efficient and not suitable for conversion into a modern logistics centre.

Given the existing building and use at the site, it is considered that the replacement building is acceptable in principle.

Residential Amenity

This is replacement building on an existing commercial site and as such it is accepted that there is likely to be noise and disturbance associated with the industrial uses at the site. The application states that vehicle activity is likely to fall as a result on this development and it is not considered that the proposal would result in unacceptable loss of amenity to neighbouring properties in terms of noise and disturbance. This is very much a mixed use area, with a large supermarket and car showroom, a 24 hour fast food restaurant and takeaway and other commercial uses in close proximity to residential properties. It is noted that the Environmental Health Officer has requested a restriction on delivery times but this is not acceptable to the applicant who needs to run the warehouse on a 24 hour a day basis. Given that this is a replacement building and the nature of the surrounding uses and the low levels of HGV activity it is not considered it would be reasonable to restrict hours of deliveries at the site.

In terms of the potential impact of the new building, it is noted that the building will be higher than the existing by approximately 4 metres. However, given the distance to neighbour properties (over 20 m) it is not considered that the impact would be so adverse as to cause an unacceptable overbearing impact.

In summary, it is not considered that it would be reasonable to refuse the application on the grounds of impact upon residential amenity and the proposal is therefore acceptable in relation to the requirements of Policy EQ2 of the South Somerset Local Plan 2006-2028.

Highway Safety

The proposed development will provide a modern warehousing unit which is forecast to generate less vehicle movements than the historic use of the site and thus reduce the impact on the surrounding road network.

The parking for employees' cars will be mainly in the rear car park, where the GKN employees would have previously parked. Due to shift systems it is estimated that there will be a maximum of 170 staff working in the building at peak times, and a corresponding number of cars parked - recognising that some of those employees will walk, cycle, and use public transport or car share.

Parking for goods vehicles will be to the south side of the building, separate from any cars. Based on the experience of recent years it is estimated that there will be up to 10 articulated lorry movements and up to 20 smaller lorry/van movements on weekdays, less at weekends.

The entrance for cars will be the same one as is used currently to access the rear car park. HGVs, vans etc. will access the site via the existing entrance, off West Hendford, and then through a new internal gate.

Given that the proposals will not result in an increase in traffic activity at the site and issues relating to electric charging points and cycle parking have been addressed the County Highway Authority have no objection to the works in principle.

There is an ongoing discussion regarding the Travel Plan and the method required to secure the provisions. The agent for the application considers that the County request for a planning obligation to provide a Travel Plan Fee and safeguard measures in form of bonds, ESCROW accounts or cash, are unwarranted and not supported by local plan policy or the NPPF.

It is important to note that the Local Plan does comment on the issue of bonds and ESCROW accounts at para 11.24 which states:

'SCCs Travel Planning guidance promotes safeguarding measures with bonds and ESCROW accounts. An ESCROW account is where a deposit, usually in this instance money, or possibly a deed, stock, or written instrument is put into the custody of a third party and is retained until the agreed actions have been delivered.'

SSDC has concerns regarding the additional cost implications for developers and the consequent impact on the viability of a development. An s106 agreement is in itself legally binding and any safeguarding through bonds or ESCROWS should be negotiated on a case-by-case basis and should only be in respect of financial default by a developer.'

The applicant would prefer that the Travel Plan is required through a condition rather than via a s106 legal agreement and advises that 'My clients have grave concerns regarding the debilitating effect upon the viability that a protracted legal agreement process would have to the project. There is an urgent requirement for the building to be delivered within the year and multi-lateral agreements are notorious for taking 6-9 months and longer. Such a delay cannot be accommodated in the project schedule both in practical and financial terms. A concern envisaged and shared by the Councils Local Plan.'

It is therefore considered necessary to consider if it would be appropriate to refuse this application if the

applicant does not wish to enter into a s106 to secure the relevant fee and bond. In this case, given that this is a replacement building and a Travel Plan that secures all of the relevant requirements apart from the financial payments sought by the County Highway Authority can be secured through the imposition of a planning condition, it is not considered that it would be appropriate to refuse this application on highways grounds. The National Planning Policy Framework advises at para 109 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. It is not felt that the application could reasonably be refused on such grounds.

Therefore, subject to the imposition of the requested highways conditions (construction traffic management plan; detail of stop line and associated signage; surface water disposal; protection of parking and turning; and submission of service management plan), along with a condition to secure the submitted Travel Plan, the application is considered to accord with policies TA3, TA5 and TA6 of the South Somerset Local Plan 2006-2028.

Impact upon visual amenity

In terms of visual amenity, as mentioned above, the building will be 4 metres higher than the existing building at the site. However, when seen in the existing context of the larger Leonardo site and surrounding commercial premises it is not considered that the proposal will be unduly prominent within the vicinity. The proposed materials are considered to be appropriate and will ensure that the building does not appear visually intrusive.

The proposals are therefore in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

Drainage

The application is accompanied by detailed drainage proposals that have been assessed by the LLFA and additional information has been supplied as requested by the LLFA to ensure that the proposal drainage solution does not adversely impact upon surface water issues within the vicinity. The LLFA have now confirmed that, on the basis of the additional details supplied, they are content with the proposed discharge arrangements.

As such, the proposals are considered to be acceptable in regard to drainage.

Ecology

The application is accompanied by an Ecological Impact Assessment that has not raised any significant concerns about the implications of the development upon ecology within the site. The assessment has been considered by the Council's consultant ecologist who has made a number of recommendations regarding conditions and informatives.

The proposal is therefore considered to accord with Policy EQ4 of the South Somerset Local Plan 2006-2028.

Conclusions

The proposal is for a replacement building of very similar footprint to the existing structure. It is not considered that the proposals could reasonably be refused on the grounds of impact upon residential or

visual amenities. Appropriate conditions can be imposed with regard to highways, drainage and ecology.

RECOMMENDATION

Approve

01. The proposal provides a replacement building on an existing commercial site. It is not considered that the proposal will unacceptably impact upon residential and visual amenities, highway safety, drainage or ecology. As such, the proposals comply with Policies SD1, SS1, TA3, TA4, TA5, TA6, EQ1, EQ2, EQ4, EQ5 and EQ7 of the South Somerset Local Plan 2006-2028

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 and documents:

- 19015_P0001_B_Site Location Plan;
- 19015_P0002_A_Existing Site Plan;
- 19015_P0003_A_Site Demolition Plan;
- 19015_P0004_N_Proposed Site Plan;
- 19015_P0005_A_Existing Elevations;
- 19015_P0006_E_Boundary Treatment Plan;
- 19015_P0007_G_External Finishes Plan;
- 19015_P0008_E_Vehicle Tracking;
- 19015_P1000_B_Warehouse Plan;
- 19015_P1001_A_Office Plans;
- 19015_P1002_B_Transport Office Plans
- 19015_P1003_B_Roof Plan;
- 19015_P1004_D_Warehouse Elevations;
- 19015_P1005_D_Gatehouse Details;
- 19015_P1006_G_External Store Plan; 19015_P1007_F_Cycle & Smoking Shelter Details;
- 19015_P2000_B_Warehouse Section A-A
- 19015 - Design and Access Statement 28.10.19 (including materials specification)

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

03. The development hereby approved shall not be used other than for those activities which fall within the definition of Use Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure appropriate control over uses at the site in the interests of highway safety and policy TA5 of the South Somerset Local Plan 2006-2028.

04. Noise emissions from the site during the development of the site i.e. the demolition, clearance and redevelopment of the site, shall be limited to the following hours where noise is audible at any point at the boundary of any noise sensitive dwelling:

Mon - Fri 08.00 - 18.00

Sat 08.00 - 13.00

All other times, including Sundays, Bank and Public Holidays there shall be no noisy activities.

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

05. There shall be no burning of materials arising on site during any phase of the demolition, site clearance and redevelopment.

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

06. Prior to the development commencing, the applicant shall submit a method statement for written approval by the Local Planning Authority which shall detail the working methods to be employed on site during the construction (and preparation associated with construction) of the site. Measures (including screening) to be taken to minimise emissions of dust, fumes, odour, noise, vibration etc. shall be included in the method statement. Details for the safe disposal of waste materials shall also be included.

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

07. No external fixed plant or equipment shall be located, installed or mounted on the walls or roofs, or adjacent to any of the buildings, whether temporary or otherwise, hereby permitted unless detailed plans and a technical specification, including noise details, have first been submitted to and approved in writing by the Local Planning Authority. Once the details have been approved, the equipment shall be installed in accordance with the approved details and maintained in such a way as to ensure compliance with the submitted specification.

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

08. Lighting will be as per drawing 1532-ESC-00-ZZ-DR-E-2100 Rev: P2 by Engineering Services Consultancy Ltd. October 2019

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

09. No development approved by this planning permission shall commence other than demolition and site preparatory works until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

1. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

2. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework

10. Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework.

11. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework

12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework

13. Piling, foundation designs and investigations using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework

14. No building demolition works, and scrub, shrub and tree removal works, if required, shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the building, and any vegetation to be cleared for active birds' nests immediately before works proceed and provided written confirmation that no birds will be harmed

and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: Nesting birds are afforded protection under the Wildlife and Countryside Act 1981 (as amended).

15. The following will be incorporated into the site proposal with photographs of the installed features submitted to the Local Planning Authority prior to the completion of construction works:
- Installation of 2 X Kent bat box, purchased or built, on to a mature tree on site, facing south or west, at a height above 3m.
 - Installation of 2 X standard bird boxes, purchased or built, on to a mature tree on site, facing east or north, at a height above 3m.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework, and ;South Somerset District Council Local Plan - Policy EQ4 Biodiversity / ENPA Local Plan: Policy CES3 Biodiversity and Green Infrastructure; and the council's obligations for biodiversity under the Natural Environment and Rural Communities Act 2006.

16. All hard and soft landscape works shall be carried out in accordance with the approved details as set out in plan 19015 P000XX Hard and soft landscape details . The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme to be agreed with the local planning authority.

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

17. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the local planning authority, seriously damaged or defective,] another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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

18. The applicant shall ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site, details of which shall have been agreed in advance in writing by the Local Planning Authority and fully implemented prior to any construction, and thereafter maintained until completion of the development.

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

19. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:
- Construction vehicle movements;
 - Construction operation hours;
 - Construction vehicular routes to and from site;
 - Construction delivery hours;
 - Expected number of construction vehicles per day;
 - Car parking for contractors;
 - Measures to ensure pedestrian safety.

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

20. Notwithstanding the details shown on the approved plans, the development shall not commence other than demolition and site preparatory works until a scheme detailing the proposed site access arrangements including a stop line and associate signage at the junction of the site access and West Hendford has been submitted to and approved in writing by the Local Planning Authority. Before the development is brought into use the works shall be completed in accordance with the details shown on the approved plans and retained thereafter.

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

21. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before occupation and thereafter maintained at all times.

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

22. The areas allocated for parking and turning on the submitted plan, drawing number 19015 P00004 N, shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles.

Reason: To ensure that parking and turning areas are available for their designated purpose in accordance with Policies TA5 and TA6 of the South Somerset Local Plan 2006-2028.

23. The development shall not be brought into use until a Service Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the approved Service Management Plan for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

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

24. Prior to the commencement of the development, a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.

Reason: To promote and encourage sustainable modes of travel to accord with policies TA1, TA3, TA4, TA5 and TA6 of the South Somerset Local Plan.

25. Prior to implementation of this consent, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree protection measures based upon the submitted Tree Survey and Assessment; Land at Leonardo's, Lysander Road, Yeovil, October 2019 Ref: 19/10/191/NH V1.0 relating to the protected tree to the south (Subject of South Somerset District Council (Yeovil No3) Tree Preservation Order 2002, T155, Norway Maple) of the site shall be submitted to and agreed in writing with the Council and it will include the following details:
- rigidly-braced HERAS tree protection fencing around the identified Root Protection Zone;
 - notwithstanding the agreed construction of the specially engineered driveway and parking areas, a commitment to avoiding machinery movements, ground-works, amendments to the soil (including rotavating & additions to soilgrade), the storage of materials, the mixing and discharge of cement liquids, the lighting of fires & the installation of below-ground services (including drainage & soak-aways) within the Root Protection Areas of the adjoining protected tree;

Upon approval by the Council, the measures specified within the agreed scheme of tree protection measures, shall be implemented in their entirety for the duration of the construction of the development, inclusive of landscaping measures.

Reason: To preserve the health, structure and amenity value of existing landscape features (trees) in accordance with the objectives within Policies EQ2 and EQ5 of the adopted South Somerset Local Plan (2006 - 2028).

26. The development shall not commence other than demolition and site preparatory works until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at rates and volumes detailed in the approved FRA. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.
- Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained throughout the lifetime of the development, in accordance with National Planning Policy Framework (July 2018) and the Technical Guidance to the National Planning Policy Framework.

Informatives:

01. Waste

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant require more specific guidance it is available on our website <https://www.gov.uk/how-to-classify-different-types-of-waste>

Onsite

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- the position statement on the Definition of Waste: Development Industry Code of Practice
- The waste management page on GOV.UK

Off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information

Water Abstraction on site

Construction dewatering has recently come into licensing. The new legislation and exemptions for when a licence wouldn't be required for dewatering is <https://www.gov.uk/guidance/water-management-abstract-or-impound-water>

If you want to remove or abstract water from a surface source (such as river, stream or canal) or from an underground source and take more than 20 cubic metres (approximately 4,400 gallons) a day, you will almost certainly need an abstraction licence.

Environmental Permit

The site has an Environmental Permit under the Environmental Permitting Regulations. The applicant is required to take all appropriate measures to prevent or minimise the emissions from their activities. If the applicant changes the nature of their operations, they must liaise with the Environment Agency over any potential changes to their Permit.

Bio-security

Bio-security precautions should be undertaken when working on sites with water bodies on them. You can view some general advice through the following link: [Bio-security](#)

02. The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

03. Where works are to be undertaken on or adjoining the publicly maintainable highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by writing to Transport Development Group, Environment Department, County Hall, Taunton, TA1 4DY, or by telephoning 01823 355645. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services.