
Informal Discussion by Members of Area West Committee

Wednesday 8th December 2021

5.30 pm

A virtual consultative meeting via Zoom meeting software

The following members are requested to attend this virtual consultation meeting:

Jason Baker
Mike Best
Dave Bulmer
Martin Carnell
Brian Hamilton
Ben Hodgson

Val Keitch
Jenny Kenton
Paul Maxwell
Tricia O'Brien
Sue Osborne
Robin Pailthorpe

Oliver Patrick
Garry Shortland
Linda Vijeh
Martin Wale

Any members of the public wishing to address the virtual consultative meeting during either Public Question Time or regarding a Planning Application, need to email democracy@southsomerset.gov.uk by 9.00am on Tuesday 7th December 2021.

The meeting will be streamed and viewable online 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 Monday 29th November 2021.

Jane Portman, *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 West Committee will meet virtually via video-conferencing to consider reports. As of 7 May 2021 some interim arrangements are in place for committee meetings.

At the meeting of Full Council on 15 April 2021 it was agreed to make the following changes to the Council's Constitution:

- a) To continue to enable members to hold remote, virtual meetings using available technology;
- b) To amend Part 3 (Responsibility for Functions) of the Council's Constitution to allow those remote meetings to function as consultative bodies and delegate decisions, including Executive and Quasi-Judicial decisions, that would have been taken by those meetings if the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 had continued in force to the Chief Executive (or the relevant Director in the Chief Executive's absence) in consultation with those meetings and those members to whom the decision would otherwise have been delegated under Part 3 of the Constitution;
- c) The delegated authority given under (b) will expire on 31 July 2021 unless continued by a future decision of this Council;

For full details and to view the report please see -

<https://modgov.southsomerset.gov.uk/ieListDocuments.aspx?CId=137&MId=2981&Ver=4>

Further to the above, at the meeting of Full Council on 8 July 2021, it was agreed to extend the arrangements for a further 6 months to 8 January 2022.

For full details and to view the report please see -

<https://modgov.southsomerset.gov.uk/ieListDocuments.aspx?CId=137&MId=3033&Ver=4>

Area West Committee

Meetings of the Area West Committee are usually held monthly, at 5.30pm, on the third Wednesday of the month (unless advised otherwise. However during the coronavirus pandemic these meetings will be held remotely via Zoom.

Agendas and minutes of meetings are published on the council's website

www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

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

Public participation at 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 consultative meetings. If you would like to participate and contribute in the meeting, please join on-line through Zoom at: <https://zoom.us/join> You will need an internet connection to do this.

Please email democracy@southsomerset.gov.uk for the details to join the 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.

If you would like to address the virtual consultative meeting during either Public Question Time or regarding a Planning Application, please email democracy@southsomerset.gov.uk by 9.00am on Tuesday 7th December 2021. When you have registered, the Chairman will invite you to speak at the appropriate time during the virtual meeting.

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 will un-mute your microphone at the appropriate time.
- 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 on Tuesday 7th December. 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

If a member of the public wishes to speak at the virtual meeting they must email democracy@southsomerset.gov.uk by 9.00am on Tuesday 7th December 2021.

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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Informal Discussion by Members of Area West Committee

Wednesday 8 December 2021

Agenda

Preliminary Items

1. Minutes

To approve as a correct record the minutes of the previous meeting held on 20th October 2021.

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 Regulation Committee

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

Councillors Jason Baker, Sue Osborne and Linda Vijeh.

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. Date of Next Meeting

Councillors are requested to note that the next Area West Committee meeting is scheduled to be held at 5.30pm on Wednesday 19th January 2022.

5. Public Question Time

6. Chairman's Announcements

Items for Discussion

- 7. Community Grant to Combe St Nicholas Running Track (Executive Decision)**
(Pages 7 - 12)
- 8. Chard Leisure Centre Update** (Pages 13 - 15)
- 9. Chard High Street Heritage Action Zone Update** (Pages 16 - 27)
- 10. Area West Committee Forward Plan** (Pages 28 - 29)
- 11. Planning Appeals (for information)** (Page 30)
- 12. Schedule of Planning Applications to be Determined by Committee** (Pages 31 - 32)
- 13. Planning Application 21/00199/FUL - Foxcub Meadow Farm, Wambrook, Chard, Somerset, TA20 3EU** (Pages 33 - 44)

Please note that members of the Area Committee will make a recommendation on the above reports. The decision will be taken by the Chief Executive.

Community Grant to Combe St Nicholas Running Track (Executive Decision)

Strategic Director: Kirsty Larkins, Director of Service Delivery
Lead Specialist: Tim Cook, Locality Manager
Lead Officer: Nathan Turnbull, Locality Officer
Contact Details: Nathan.turnbull@southsomerset.gov.uk or 01935 462462

Purpose of the Report

Councillors are asked to consider the awarding of a grant of £5,915 towards Combe St Nicholas Running Track.

Public Interest

Awarding grants is a key way that SSDC supports and helps to deliver community projects sponsored by Parishes and voluntary community organisations in the towns and villages across the district.

Combe St Nicholas Primary School has applied to the Area West community grants programme for financial assistance with the costs of building an all-weather running track. The Locality Officer who is submitting this report to enable the Area West Committee to make an informed decision about the application has assessed the application.

Recommendation

It is recommended that Councillors award a grant £5,915, the grant to be allocated from the Area West capital programme and subject to SSDC standard conditions for community grants (appendix A) with a special condition added that the School will repay the awarded grant within a 2 year period if the School field is not accessible for community use.

Application Details

Name of applicant:	Combe St Nicholas Primary School
Project:	Combe St Nicholas Running Track
Total project cost:	£12,915
Amount requested from SSDC:	£5,915
% amount requested	45.7
Application assessed by:	Nathan Turnbull

Community Grants Assessment Score

The table below shows the grant scoring for this application. Applications must meet the minimum score of 22 to be considered for SSDC funding under Community Grants policies.

Category	Max Score available	Officer assessment score
A Supports Council Plan/Area Chapter	1	1
B Supports Equalities & Diversity	1	1
C Supports Environment Strategy	3	2
D Need for Project	10	8
E Capacity of Organisation	15	12
F Financial need	7	5
Total	37	29

Background

The Church School dates back to the 1800's, they have the main office, Hall, ICT suite and non-fiction library together with both KS2 classes. In 2008 the school was able to provide a purpose built KS1 building which now accommodates there Foundation Stage and KS1 children, allowing secure access to outdoor learning throughout the school day. As part of the creative curriculum, the school regularly makes use of the Forest School site in Sunday School Wood led by appropriately qualified staff. During break and lunchtimes, the children have access to a variety of stimulating play equipment and in addition, the opportunity to play team games on the school playing field.

The Tadpoles Pre-School, which is a Foundation Stage Department led and managed by the school, is registered to take children from 2½. The pre-school is situated on the school site; they also offer a Mother & Baby Group "Hatchlings" once a month. Mums or Dads are invited to come along with their baby/babies for coffee and a chat. Invites are also sent out to various professionals to talk about Baby First Aid etc. The School provide a Breakfast and After School Club provision. Breakfast Club runs from 7.45am - 9.00am and the After School Club is Monday - Thursday 3.30pm - 5.30pm.

The Vision for the School is 'That they may have life, life in all its fullness.' John 10:10. This means that they aspire to support the pupils to Reach their full potential through access to a broad and balanced curriculum, to Be inspired by Christian values, Attend a vibrant school which is at the heart of this village community and Develop an understanding of the wider world, one in which they feel empowered to contribute.

Combe St Nicholas School is in the beautiful village of Combe St Nicholas which is at the foot of The Blackdown Hills, an area of Outstanding Natural Beauty. It is also close to Chard, enabling them to maintain links with the town.

Parish Information

Parish*	Combe St Nicholas
Parish Population	1,373

*Taken from the 2011 census profile

The Project

The school field, which is used by the pupils for PE and games, is a 100m walk from the school to the field and is only able to be used in fine weather. The children have been working on a project to achieve Healthy Schools Quality Mark and would like to establish a Daily Mile challenge. In order to do this a hard surface running track needs to be built in the field.

The Healthy Schools Quality Mark has been designed to recognise and encourage schools' contributions to pupils' health and wellbeing. It celebrates the positive actions that schools are delivering in terms of healthy eating and physical activity, and aims to help schools identify useful next steps in their provision.

The scheme is part of a wider series of government actions to support pupils' health and wellbeing, and is a commitment from the government's Childhood Obesity Plan.

Schools will complete a self-assessment and then receive a rating based on their responses around food education, compliance with the school food standards, time spent on physical education and the promotion of active travel.

Each participating school will receive a report based on their survey answers, and those achieving Gold, Silver or Bronze awards will receive a certificate.

The Government encourage all participating schools to use this scheme to reflect on their future actions, and to share their achievements with parents, pupils and the wider school community. Without a track, it is not possible for any pupils who are wheelchair users to access the field when the ground is soft.

The field is available to be used by the whole village, when not in use by the school, and so the green space has been offered to the villagers to be able to run in a safe way in the village.

The roads in Combe St Nicholas are very windy, many do not have pavements, and so this track would offer a safe place for any keen runners.

The Parish Council are supportive of this and so too are the Church and congregation.

The Circular path around the playing field will be 1.2m wide, 254m long with a 70mm stone base, with a terram membrane, overlaid with (40-50mm) self-binding Gravel.

This type of surface will provide an affordable long-term solution, with minimal environmental impact.

Local support / evidence of need

Pupils will have access to a safe running track to use daily.

The wider village community will have access to a safe running track to use when not in use by the children.

Access for all mobility and wheelchair users.

The track can support running as a sports activity in the village.

The village already host a successful 10k run annually.
 Reduction in traffic use if runners are not forced to drive to other safe tracks.
 Potential benefits also include better physical and mental health for the School and community the resulting benefit to health services.
 This project will also develop cohesion between the different groups in the community.
 The Parish Council are supportive of this project.

Project costs

Project costs	Cost £
Construct path around playing field 1.2m wide 254 m long 70mm base - gravel	£12,915
Total	£12,915

Funding plan

Funding source	Secured or pending	Amount £
Parish/Town Council	Secured	£1500
Own Funds	Secured	£4000
Donation	Secured	£1000
School Governors	Secured	£500
SSDC	Pending	£5,915
Total		£12,915

Conclusion and Recommendation

It is recommended that a grant of £5,915 is awarded.

Financial Implications

The balance in the Area West Capital programme is £74,129. If the recommended grant is awarded, £68,214 will remain.

Grants are awarded subject to all other funding being secured before the commencement of the project and are on a % basis of the full project costs. Payment of the grant cannot exceed the grant award and is proportionally reduced if full project costs are under budget.

Council Plan Implications

Council Plan themes and Areas of focus for 2021/22

Focus 3: Environment

To keep South Somerset clean, green and attractive we will work in partnership to:

- Promote recycling and minimise waste
- Promote the use of 'green' technology



South Somerset District Council

- Maintain and promote access to our Country Parks and open spaces to promote good mental and physical health
- Keep streets and neighbourhoods clean and attractive
- Continue to support long term flood resilience
- Promote a high quality built environment in line with Local Plan policies
- Support communities to develop and implement local, parish and neighbourhood plans

Focus 5: Health and Communities

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

- Support communities so that they can identify their needs and develop local solutions
- Target support to areas of need
- Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities
- Work with partners to tackle health issues such as diabetes and hypertension and mental health
- Work with our partners to keep our communities safe

Key priorities for Area West – Area Chapter:

Support a range of improvements to community facilities through S106 and Community grant.

Equality and Diversity Implications

The project aims to provide for people across all age and interest groups in the local community.

Background Papers

None

Appendix A

Standard conditions applying to all SSDC Community Grants

The applicant agrees to: -

- Notify SSDC if there is a material change to the information provided in the application.
- Start the project within six months of the grant offer and notify SSDC of any changes to the project or start date as soon as possible.
- Confirm that all other funding sources have been secured before starting the project, if these were not already in place at the time of the application.
Acknowledge SSDC assistance towards the project in any relevant publicity about the project (e.g. leaflets, posters, websites, and promotional materials) and on any permanent acknowledgement (e.g. plaques, signs etc.).
- Work in conjunction with SSDC officers to monitor and share the success of the project and the benefits to the community resulting from SSDC's contribution to the project.
- Provide a project update and/or supply before and after photos if requested
- Supply receipted invoices or receipts which provide evidence of the **full** cost of the project so that the grant can be released.
- Complete an evaluation survey when requested after the completion of the project.
- Note that they cannot apply for another community grant for the same project within a 3 year period of this award.

Standard conditions applying to buildings, facilities and equipment

- Establish and maintain a “sinking fund” to support future replacement of the building / facility / equipment as grant funding is only awarded on a one-off basis.
- Use the SSDC Building Control Service when buildings regulations are required.
- Incorporate disabled access and provide an access statement where relevant.

Special conditions

Special condition added that the School will repay the awarded grant within a 2 year period if the school field is not accessible for community use.

Chard Leisure Centre Update

Portfolio Holder	Cllr Jason Baker, Chard Regeneration
Project Sponsor:	Peter Paddon, Acting Director of Place & Recovery
Service Manager:	Natalie Fortt, Regeneration Programme Manager
Lead Officer:	Dan.Bennett, Property and Development Project Manager
Contact Details:	dan.bennett@southsomerset.gov.uk or 07971 111889

Purpose of the Report

1. The report provides a general progress update on the Chard Regeneration Scheme and wider place-based work, specifically:
 - i) Leisure Centre project
 - ii) Wider regeneration site – Building 11

Recommendations

2. That Members note the contents of the report.

Background

3. Following detailed design, SSDC applied in May 2019 for Planning Consent and Listed Building Consent to build a new Leisure Centre, Library & Community Hub and public realm improvements at the Boden Mill (ACI site) in Chard. The proposal requires the removal of buildings associated with the factory site but the retention of the Mill, Building 11, the listed arch and some adjoining buildings to the south of the arch. The planning application was heard by both SSDC's Area West Committee and then Regulation Committee on 3 September 2019 where it received approval.

PROGRESS REPORT

Leisure Centre

4. The Leisure Centre opened as planned on 8th November 2021. An opening ceremony was attended by key stakeholders followed by a tour of the new facility.

As part of the opening event, local gold medalist swimmer, Matt Clay assisted with the ribbon cutting and then took part in the first swim at the new facility. He was joined by members of the Trident Swimming Club (formerly Chard Swimming Club) and Freedom Leisure Chief Executive, Ivan Horsfall-Turner. (photo below)



Now that the construction work is complete Freedom Leisure have operational responsibility for the centre and the project team will concentrate on monitoring the performance of the building, addressing any defects that may arise during the warranty period.

Customer activity has been strong at the new facility and Freedom Leisure report membership numbers as follows (figures from Nov 15th 2021):

- Aqua and fitness members – 726
- Learn to swim members – 375

These figures are in excess of the expected numbers so soon after the opening of the centre.

Building 11

5. The planning application for the demolition of Building 11 (reference 21/01333/FUL) is still live and has been subject to delays whilst the observations of the statutory consultees have been reviewed.

The fundamental issue with Building 11 is that the cost of renovating the building to a lettable standard is extremely high, whilst the projected rental income is relatively low. This means that the building will not generate a commercial return over the lifespan of any investment. Any investment into Building 11 will also potentially direct funding away from securing the future of other historic buildings on site.



At this stage we anticipate that the application will potentially go to committee in February. If approval for the demolition is granted the works could start in Spring 2022.

Members are advised that although the appearance of the building is detrimental to the local area, the core structure of the building is of historic interest and consequently Historic England are unsupportive of the demolition proposals.

Historic England have been supportive of other local projects such as the HAZ, so it is vital that we take the time to properly review their observations about Building 11 before formulating a response.

Council Plan Implications

6. The Chard Regeneration Scheme is a specific objective of the Council Plan and a priority project for 2020/21.

Carbon Emissions and Climate Change Implications

7. None arising from this report

Equality and Diversity Implications

8. None arising from this report. An Equality Impact Audit of the new facility is scheduled to take place in early 2022.

Background papers

None

Chard High Street Heritage Action Zone Update

Portfolio Holder	Cllr Jason Baker, Chard Regeneration
Project Sponsor:	Peter Paddon, Acting Director of Place & Recovery
Service Manager:	Natalie Fortt, Regeneration Programme Manager
Lead Officer:	Anna Matthews, Chard HSHAZ Project Manager
Contact Details:	anna.matthews@southsomerset.gov.uk or 01935 462958

Purpose of the Report

1. The report provides a general progress update on the Chard High Street Heritage Action Zone (HSHAZ) project, including the public realm improvements across the town centre, as part of the Chard Regeneration programme.

Recommendations

2. That Members note the contents of the report.

Background

3. In 2020, SSDC was successful in bidding for Chard to become a High Street Heritage Action Zone (HSHAZ), attracting £1m from Historic England as part of the £95m government-funded scheme. The scheme will run until March 2024, as part of the Chard Regeneration programme.
4. The aims of the Chard Regeneration programme are:
 - To provide compelling reasons for residents and visitors to visit and use Chard town centre.
 - To bring the key sites and buildings in Chard Town Centre back into economic and community use. This will stimulate physical regeneration and improve the vitality of the town centre.
 - To increase the footfall within the town and support existing businesses.
 - To improve the leisure and health offer in Chard for both local people and new visitors
 - To reinvigorate and bolster the role of Chard as a Market Town and economic centre.

Within this, the particular aim of the Chard HSHAZ is to make the high street a more attractive, engaging and vibrant place for people to live, work and spend time. It uses the power of heritage to regenerate place.



5. The focus of the HSHAZ project is around the Holyrood Street/Fore Street/Boden Street area. It will include improvements to public realm as set out in the Chard Public Realm Strategy, grants to businesses/property owners to renovate and repair historic shop fronts, and a programme of community engagement.
6. To take advantage of economies of scale, other public realm/highways improvements will be delivered alongside the HSHAZ works: two car park junctions associated with access to the leisure centre, the Eastern Gateway and Howards Row. Funding for these comes from the wider Chard Regeneration programme, Area West Committee capital reserve, SSDC general grant reserves and Chard Town Council.
7. A consortium of local cultural and community partners have been awarded separate funding for a HSHAZ Cultural Programme called *Culturally Chard*. The consortium is headed up by Somerset Art Works and Chard Town Council and involves Chard Museum, Chard Carnival Committee, Holyrood Academy, Chard Town Team and Chard One Team. The aim of the Cultural Programme is to bring new activity to the town centre and encourage people to connect to the unique heritage of Chard's high street in creative ways.

PROGRESS REPORT

Public Realm Scheme

8. Further significant progress has been made with the Public Realm Scheme since our last report to Area West Committee (August 2021).
9. The designs progressed through the technical and road safety audit with Somerset County Council Highways, and achieved sign-off of the final item in early October. LLFA consents were also approved, to allow works to the water courses.
10. Traffic Regulation Orders were advertised by Somerset County Council on November 4th for the statutory 3-week consultation period. SCC have committed to let us know of any objections received during the consultation, and will provide an update as soon as possible after 25th November. If no objections received, we will be able to complete the works, and a date will be agreed for sealing the Orders. If objections are received, SCC will need to consider the grounds on which they are being made and work with us to agree a way forward.
11. The procurement process to appoint a construction contractor concluded with the award of the contract to Alun Griffiths Ltd. Following signing and completion of the S278 Agreement, work began on site in September, starting at the Marketfield junction.



12. Essential works at Marketfield were completed prior to the Chard Leisure Centre opening. Work is underway on Boden Street (car park junction), Fore Street north side and Holyrood Street. Traffic management is in place where necessary to facilitate the works, approved by Somerset County Council.
13. There are national issues with materials lead-times and logistics, as expected. In response, the contractor has placed early orders where required, and is working the planned construction programme flexibly in response to supply.
14. Materials lead times and delays in booking road space (including temporary suspension of bus stop) mean that the original completion date for Marketfield and Boden Street car park works of 31st October 2021 has not been achieved; the knock-on effect is approximately 2-week delay across the programme with an anticipated overall completion in mid-April 2022 instead of 31st March. However, this is not causing undue concern at this stage, as it has not affected the opening of the Leisure Centre, and the team continues to progress as rapidly as possible. Fortnightly progress meetings are held with the construction team to monitor this.
15. Chard Town Council have commissioned a project to replace the street lighting columns along the Guildhall side of Fore Street and Howards Row, and install a new CCTV column for Boden Street, in liaison with Somerset County Council. This work will interface with the HSHAZ paving works and Alun Griffiths are liaising with the lighting contractor to ensure it is installed without negative impact on the HSHAZ scheme. This is also the case for new pedestrian wayfinding and new bins.



16. Alun Griffiths have a Public Liaison Officer in post who has been leading on communication with local residents and businesses. Two newsletters have been issued, including by direct mail, by hand and by email. Members and their constituents are encouraged to sign up to receive these email updates: <https://mailchi.mp/alungriffiths/chard-town-centre-public-realm-improvements>





Building Grants

17. We had aimed to launch the HSHAZ programme of building grants in the first quarter of 2021/22. The additional work required to move the public realm scheme forward this quarter (due to the unanticipated significant impact of COVID-19 and Brexit on costs) has led to a delay in getting the grant scheme up and running. However, work has progressed well since the last report to Area West Committee.
18. Quotes were sought for an accredited conservation design professional to support the scheme, leading to the appointment of locally-based Levitate Architecture West, led by Jo Hibbert.
19. Levitate has completed a draft programme of works for the grant scheme, following a visual condition survey and cost assessment of all the properties in the Chard HSHAZ shortlist. A draft prioritisation matrix has been drawn up, taking all this information into account alongside other factors such as economic impact and project readiness, to enable us to prioritise the awarding of grants.
20. In liaison with Historic England, it has been agreed that the maximum grant rate be increased from 50% to 70%, in recognition of the challenging economic circumstances faced by businesses in Chard, to encourage take-up and efficient grant spend.

21. Levitate has also completed a draft Chard Shop Front Design Guide, informed by initial public consultation during October and November. The draft has been approved by Senior Leadership Team to go to District Executive on 2nd December, for approval for formal consultation, in order that it be adopted as a Supplementary Planning Document before the 2022 pre-election period.
22. Relationships continue to be developed with local building owners and potential grant recipients. The grant scheme process will be reviewed by the officer working group in December, ready to receive applications.

Community Engagement

23. Chard town centre 'opened' for Heritage Open Days in September – the UK's largest festival of history and culture taking place every year. Chard Museum, Chard Town Council and SSDC's Chard Reservoir team put on 5 events with publicity support from SSDC as part of HSHAZ, including popular tours of the Guildhall clock tower. The events engaged with over 300 people and volunteers contributed over 50 hours. There are plans to build on this over the coming months and for next year's Heritage Open Days.





24. A HSHAZ/*Culturally Chard* stall was held at the Chard Carnival Street Fair on Holyrood Street in October. Lots of positive conversations were held with passers-by and 44 people made a pledge to support their high street.





25. As mentioned above, initial public consultation was conducted to inform the development of the Chard Shop Front Design Guide. This included 3 open days at Chard Guildhall (alongside the Future Chard Strategy consultation) and an online survey.
26. Volunteers at Chard Museum continue to work on leading two projects: heritage walks and *Hidden Histories of the High Street*. The heritage walks project will refresh the existing lace riot and blue plaque walks as well as developing new heritage walks around the town. For *Hidden Histories of the High Street*, the Museum will work with town centre businesses to uncover and showcase the history of their premises.

Cultural Programme

27. The Cultural Programme, *Culturally Chard*, is delivered by the consortium of local partners, led by Somerset Art Works (SAW) and Chard Town Council. Please refer to www.culturallychard.org
28. Somerset Art Works continue to run the *Banners of Chard* project, which has delivered a large number of workshops reaching across the community, helping to design and produce new banners representing the town's heritage and culture. It is primarily funded by an EU grant with a small contribution from Historic England's HSHAZ Cultural Programme fund.
29. Chard Carnival Committee have been able to purchase new staging equipment with the HSHAZ Cultural Programme funding that the consortium were awarded. The kit was put to good use on Carnival Day and will be available to other groups in the town putting on events.
30. Chard Town Council are planning for the new *Spring Cultural Festival* which will take place Thursday 28th April to Sunday 1st May 2022. This will incorporate a creative celebration of the water channels that flow through the town centre. SAW and Chard Town Council held a community networking event on 20th October to gather ideas and connect with other local organisations.

31. Chard Town Council will also be running *Stories of Chard*, a creative writing and storytelling project (this has been temporarily on hold due to staff ill-health). The Museum's projects mentioned above are also integrated into *Culturally Chard*.

32. The consortium continues to meet monthly to plan, develop and oversee *Culturally Chard*.

Footfall Counters

33. Footfall counters have been in place since the end of June. A report covering the last 3 months is included as an appendix to this report.

Council Plan Implications

34. The Chard Regeneration Scheme is a specific objective of the Council Plan and a priority project for 2020/21.

Carbon Emissions and Climate Change Implications

35. None arising from this report

Equality and Diversity Implications

36. None arising from this report. An Equality Impact Relevance Check/Equality Impact Assessment has been completed for the Chard public realm scheme.

Background papers

None



INTELLI-SENSE

Visitor Report Visitor Report page

[Start Page Tour](#)[Print Report](#)[Excel Export](#)

Sunday, 22 August 2021 - Monday, 22 November 2021

Zone Selection Tool

369,613
Average venue visits, per year

92,403
Average venue visits, per month

17,601
Average venue visits, per week

2,448
Average venue visits, per day

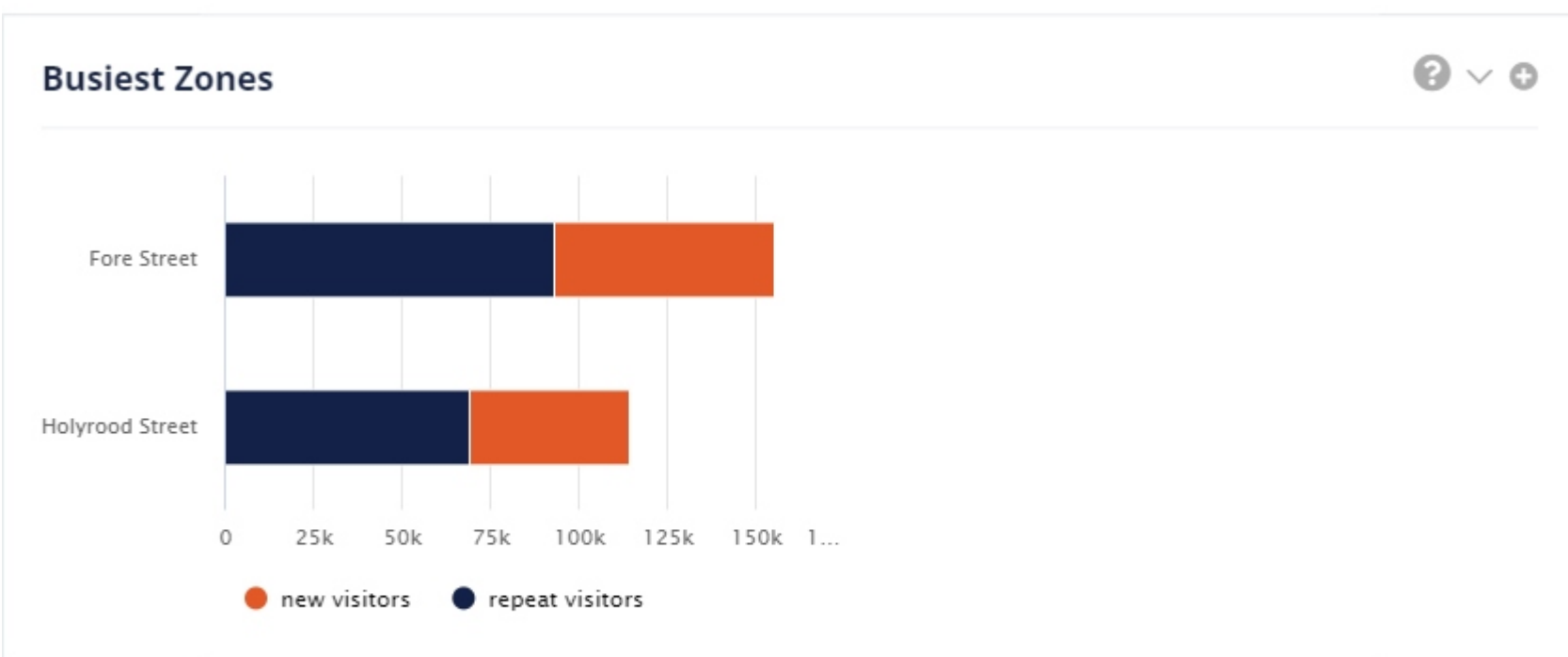
214,220
Total visits this period

11:00 - 12:00
Busiest time of day

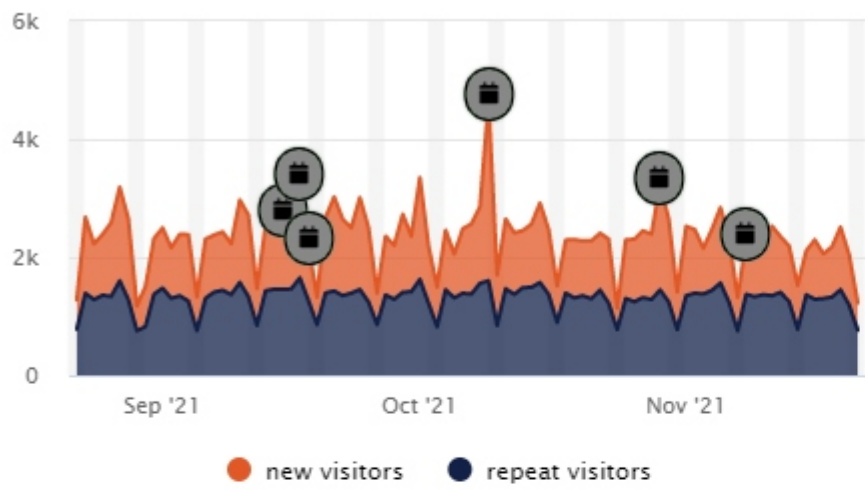
189 minutes
Average dwell time

2,328
Average visits per day

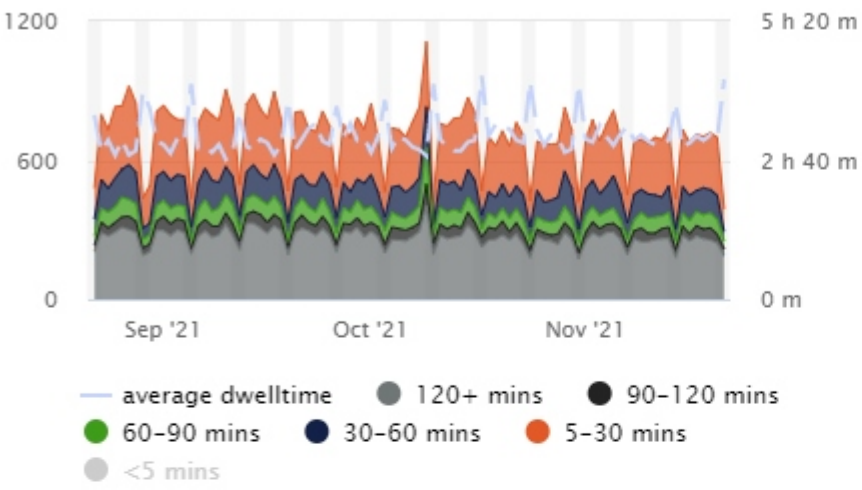
Page 25



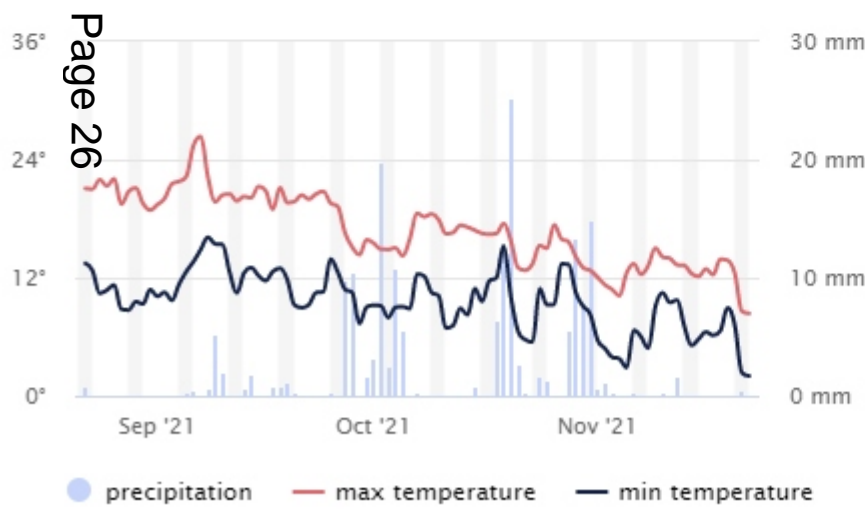
Number of Visitors - New Vs Repeat



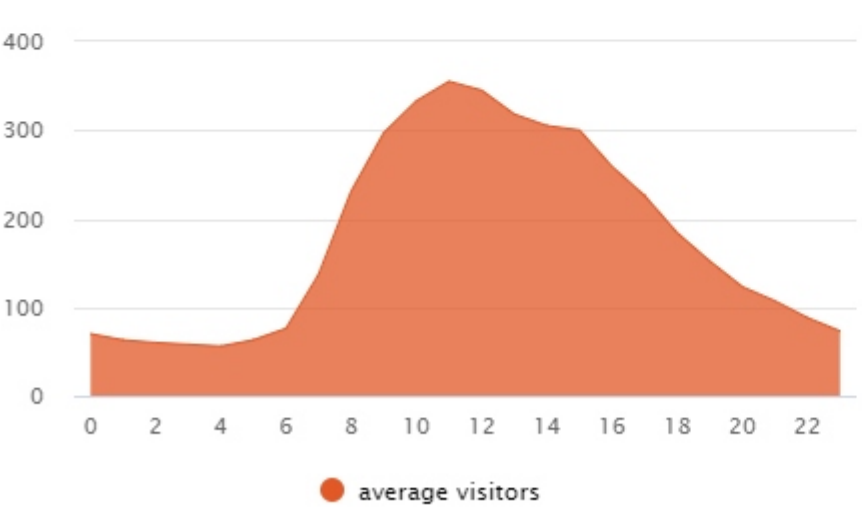
Dwell time Analysis



Weather Data powered by



Time of Day - Average



Daily Visits



HERITAGE OPEN DAYS

CARNIVAL DAY

HALLOWEEN EVENT

LEISURE CENTRE OPENING

Area West Committee Forward Plan

Strategic Director: Nicola Hix, Strategy & Support Services
Agenda Coordinator: Jo Morris, Case Officer (Strategy & Support Services)
Contact Details: jo.morris@southsomerset.gov.uk

Purpose of the Report

This report informs Members of the agreed Area West Committee Forward Plan.

Recommendations

Members are asked to:

- a. Comment upon and note the proposed Area West Forward Plan as attached;
- b. Identify priorities for further reports to be added to the Area West Forward Plan.

Area West Committee Forward Plan

The Forward Plan sets out items and issues to be discussed by the Area West Committee over the coming few months.

The Forward Plan will be reviewed and updated each month in consultation with the Chairman. It is included each month on the Area West Committee agenda and members may endorse or request amendments.

To make the best use of the Area Committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSDC corporate aims and objectives.

Councillors, service managers, partners and members of the public may request that an item is placed within the forward plan for a future meeting by contacting the agenda co-ordinator.

Background Papers

None.

Notes

- (1) Items marked in italics are not yet confirmed.
- (2) Further details on these items, or to suggest / request an agenda item for the Area Committee, please contact the Agenda Co-ordinator; Jo Morris, 01935 462055 or e-mail jo.morris@southsomerset.gov.uk

Meeting Date	Agenda Item	Lead Officer(s) SSDC unless stated otherwise
<i>19th January 2022</i>	<i>Promoting Community Safety in Area West</i>	<i>Sgt. Rob Jameson, Avon & Somerset Constabulary</i>
<i>19th January 2022</i>	<i>Community Grant Application – Ark Indoor Activity Space</i>	<i>Nathan Turnbull, Locality Officer</i>
<i>19th January 2022</i>	<i>Report on how SSDC engage with other authorities to deal with emergencies (report requested following the recent Chard flooding emergency) - Date to be confirmed following the publication of Somerset County Councils Section 19 Statutory Report.</i>	<i>Jessica Power, Lead Specialist – Strategic Planning</i>
<i>19th January 2022 or 16th February 2022</i>	<i>Chard Eastern Development Area Eastern Relief Road Options</i>	<i>Peter Paddon, Lead Specialist – Economy, Place & Recovery</i>
<i>16th February 2022</i>	<i>Ile Youth Centre Update</i>	<i>Cllr Brian Hamilton</i>
<i>16th March 2022</i>	<i>A Better Crewkerne and District Update</i>	<i>Cllr Mike Best</i>
<i>TBC</i>	<i>Update on S106 contributions/CIL</i>	<i>Tim Cook, Locality Team Manager</i>
<i>TBC</i>	<i>Historic Buildings at Risk</i>	<i>TBC</i>

Planning Appeals

Strategic Director: Kirsty Larkins, Service Delivery
Lead Specialist: John Hammond, Principal Planner
Contact Details: john.hammond@southsomerset.gov.uk

Purpose of the Report

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

Recommendation

That members note the report.

Background

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

Appeals Received

21/02370/HOU - Demolition of existing double garage, erection of replacement double garage and erection of timber fencing within the curtilage of the dwellinghouse (part-retrospective application).

2 Ridgway West Chinnock Crewkerne Somerset TA18 7PY
(Officer Delegated Decision)

20/03158/FUL - The erection of 3 No. flats.
The Shrubby Hotel Station Road Ilminster TA19 9AR
(Officer Delegated Decision)

Appeals Dismissed

None

Appeals Allowed

None

Background Papers

None

Schedule of Planning Applications to be determined by Committee

Director: Kirsty Larkins (Service Delivery)
Lead Specialist: John Hammond, Principal Planner
Contact Details: john.hammond@southsomerset.gov.uk

Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area West Committee at this meeting.

Recommendations

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 5.30pm

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

Any member of the public wishing to address the virtual meeting regarding a Planning Application need to email democracy@southsomerset.gov.uk by 9.00 am on Tuesday 7th December 2021.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
13	TATWORTH & FORTON	21/00199/FUL	Change of Use, Conversion and Extension of Former Piggery Building & Adjacent Store Building into Self-Contained Holiday Let Accommodation with Swimming Pool, Associated Parking and Amenity Space.	Foxcub Meadow Farm, Wambrook, Chard, Somerset, TA20 3EU	Mr and Mrs D Nicholls

Further information about planning applications is shown on the following page 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.

Agenda Item 13

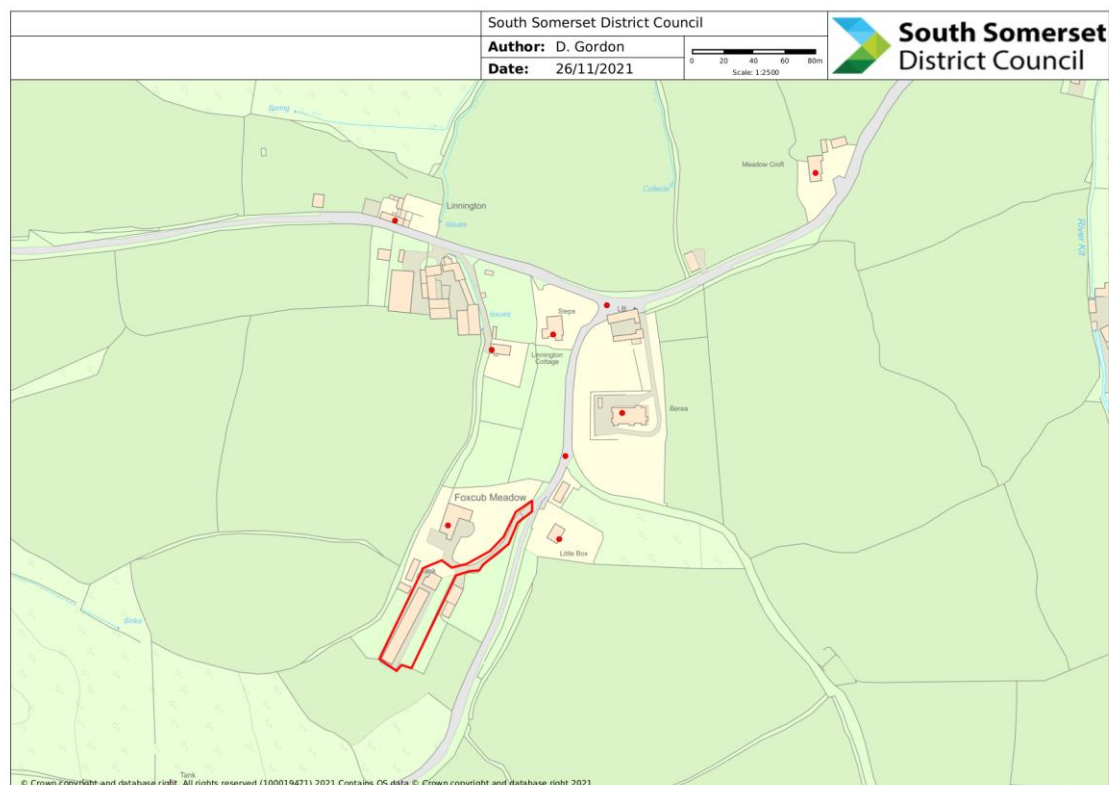
Officer Report On Planning Application: 21/00199/FUL

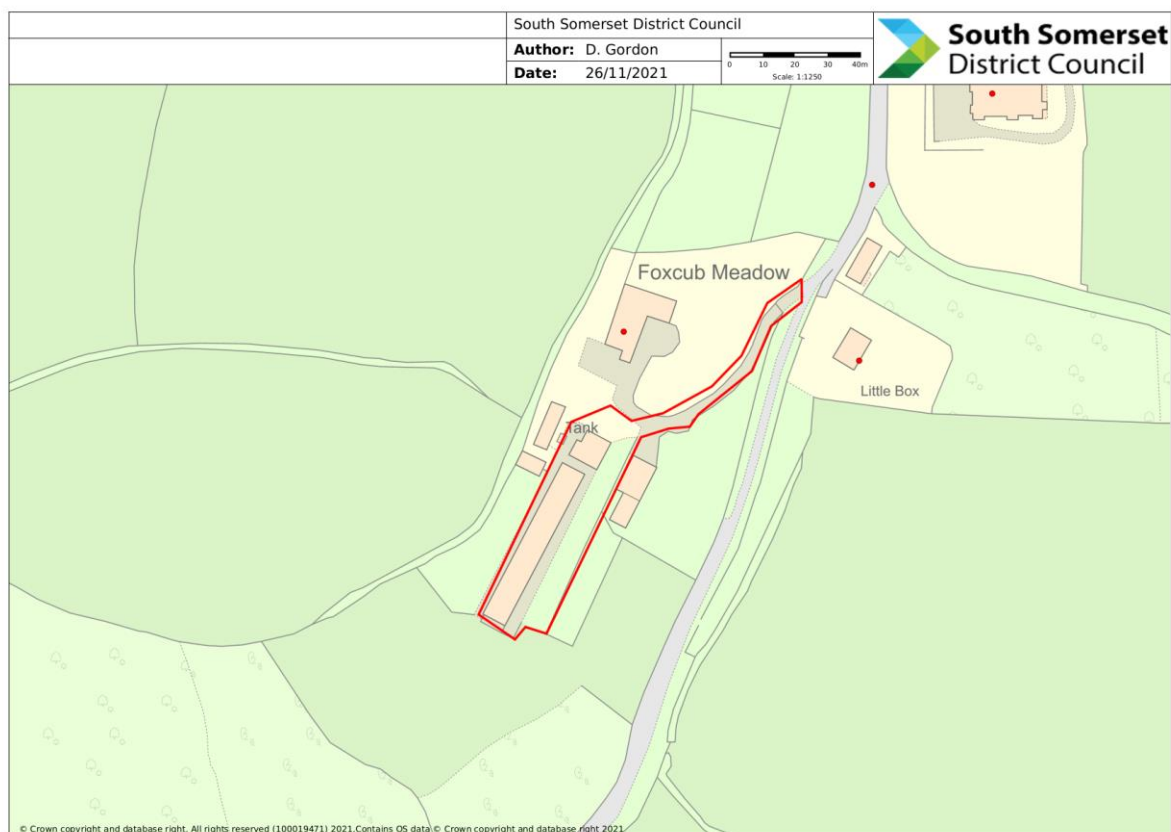
Proposal :	Change of Use, Conversion and Extension of Former Piggery Building & Adjacent Store Building into Self-Contained Holiday Let Accommodation with Swimming Pool, Associated Parking and Amenity Space.
Site Address:	Foxcub Meadow Farm, Wambrook, Chard, Somerset, TA20 3EU
Parish:	Wambrook
BLACKDOWN, TATWORTH & FORTON Ward (SSDC Member)	Cllr M Wale Cllr J Kenton
Recommending Case Officer:	David Alabi (Specialist) Tel: 01935 462279 Email: david.alabi@southsomerset.gov.uk
Target date :	26th April 2021
Applicant :	Mr and Mrs D Nicholls
Agent: (no agent if blank)	Mr Paul Rowe Paul Rowe Architectural Services 11 Mervyn Ball Close Chard, TA20 1EJ
Application Type :	Minor Other less than 1,000 sq.m or 1ha

RESON FOR REFERRAL TO COMMITTEE

The application has been referred to Committee at the request of the ward councillors given the level of interest in the application proposals.

SITE DESCRIPTION AND PROPOSAL





The application site is located off a cul-de-sac road south of Wambrook, a village to the south of South Somerset District Council, approximately 5km west of Chard and to the south of the A30. The cul-de-sac serves 6 dwellings and the site is within the open countryside and is farmland previously used as a piggery. The whole site is within the Blackdown Hills Area of Outstanding Natural Beauty.

Planning permission is sought for the change of use, conversion and extension of the former piggery building & adjacent store building into self-contained holiday let accommodation with swimming pool, associated parking and amenity space. The holiday unit would have 10 en-suite bedrooms and be provided with 9 parking spaces.

HISTORY

19/03460/PREAPP: Conversion of former piggery into catered holiday let unit - Favourable advice provided

01/01884/FUL: Erection of a dwelling - Refused

01/00756/OUT: Erection of a dwelling - Refused

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In

accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the grant of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

The relevant policies in the Local Plan are:

- SS1 - Settlement Strategy
- SD1 - Sustainable Development
- SS2 - Development in Rural Settlements
- EP5 - Farm diversification
- EP8 - New and Enhanced Tourist Facilities
- EQ2 - General Development
- EQ4 - Biodiversity
- TA5 - Transport Impact of New Development
- TA6 - Parking Standards

The relevant sections of the National Planning Policy Framework 2021 (NPPF) are:

- Chapter 2 - Achieving sustainable development
- Chapter 5 - Delivering a sufficient supply of homes
- Chapter 6 - Building a strong, competitive economy
- Chapter 12 - Achieving well-designed places

CONSULTATIONS

A site notice has been displayed

Parish Council - No response received

Natural England - No objections

Blackdown Hills AONB Partnership commented as follows:

Our original comments remain applicable and in respect of those there are two points in particular that are noted from the additional information:

It is noted that the hedge planting has been amended so it does now form a continuous length that links to the existing field boundary west of the building, which is in line in principle with our previous response, however it doesn't appear to follow a natural line so may appear as an unnatural feature in the landscape if this is the extent of the landscape mitigation referred to in the additional information document.

No further details have been provided on the 'agricultural style' design, and so there is no reassurance on issues such as render colour, roof or window materials that would help to minimise visual impact.

Original comments:

The Blackdown Hills Area of Outstanding Natural Beauty is primarily a pastoral landscape that has retained a sense of remoteness and remains largely unspoilt by modern development. It is a lightly settled area characterised by expansive views over field-patterned landscapes. The Planning and Development section of the AONB Management Plan notes that attention should be given to noise and activity arising from developments together with lighting to avoid having an adverse impact on the area's tranquillity and dark skies. Consequently, the AONB Partnership believes that proposals in the more rural parts of the AONB in particular, such as Wambrook in this case, should be given very careful consideration as to their potential impact on the natural beauty of the area, local character and enjoyment of its associated special qualities. The elevated nature of the site amplifies the need for such considerations.

It is therefore disappointing that although pre-application advice highlighted the need to consider design, visual impact and the AONB, this appears to be only superficially covered in the application and opportunities for enhancement in line with policies EQ2 and EQ4 of the local plan have not been taken. For example, an ecological assessment of the wider site rather than just the building could have identified more meaningful and detailed recommendations for enhancements other than the basic provision of bat/bird/bee boxes/bricks, which would have landscape and biodiversity benefits as well as adding value to the tourist offer. This might include hedgerow restoration / planting, wildflower meadow, orchard planting for example.

In any event, details and design considerations will be crucial as to whether proposals would conserve or enhance the AONB and in this regard, the following aspects of the application deserve particular attention:

- There would be more value to the hedge indicated on the plans if it connected to the wider hedge/tree network. The distance of hedge referenced in the ecology report is not reflected on the plans; 'low level planting' rather than hedge along the parking area is shown. At the very least, it would be useful for the entire length of hedge to be continuous. Any planting should be appropriate mixed native species.
- Roofing material to be matt finish/non-glare
- Metal or timber doors and windows would provide a more traditional/agricultural appearance
- Will the render be coloured/painted? If so, a muted, natural tone should be used
- Recognising that the railings may be required for safety reasons, their appearance/materials used should be appropriate to the rural setting
- Any external lighting should be minimal, well positioned and directed to avoid unnecessary light spill.

SCC Highways - Standing advice applies.

SSDC Highways Consultant have commented as follows:

The highway impact of the scheme on the local highway network is unlikely to be significant or severe especially when considering the traffic that has or could be generated by the extant agricultural use of the sheds.

It would be useful to know the exact width of the access; the applicant should confirm the extent of visibility splays.

Four parking spaces are required for each dwelling.

Electric charging points should be included.

REPRESENTATIONS

Surrounding occupiers have been consulted: Two letters of support have been received for the following reasons:

- The overall scale is modest
- The proposal makes use of an un-utilised farm building and will have a minimal impact on traffic flow
- It would also free up accommodation in the village for other families
- The proposal is in-keeping with local vernacular

Forty-two letters of objection have been received for the following reasons:

- The addition of trees and bat boxes does not detract from the overall application being inappropriate for the location.
- Infrastructure of the area is unsuitable for such a sizeable development
- Traffic access is only staggered on change over days but the increased volume will remain the same
- The only beneficiary would be the proprietors and local pub
- Negative effect on the landscape AONB/ESA
- Unacceptable noise and light pollution having an adverse effect on local environment and ecology
- The proposal does not comply with local planning policy
- The scale of the development would render the farm de-Minimis
- Increased flood risk
- The development is out of scale and too significant
- The amendments do not ameliorate the original objections
- Photographs taken at chosen vantage points
- Similar applications like this have had problems
- The project is too big and not appropriate in the AONB
- The utilitarian design is not in keeping with the AONB
- Huge increase in sewage
- Lack of sustainability and renewable energy
- Noise, disturbance and pollution
- Increase in population of the lane
- Unsympathetic design
- Increased traffic will give rise to safety concerns for pedestrians
- The use will attract hen/stag parties

In support of their application, the applicant has included a summary business plan and a statement that confirms that the applicant has extensive experience in the management of the hospitality trade. They have also advised that they live within close proximity of the site.

The statement also advises that the applicant will operate a staggered regime to reduce traffic congestion along with signage relating to good practice.

CONSIDERATIONS

Principle of the development

The site is located within open countryside where development is strictly controlled. In this case, the proposal is for tourist accommodation utilising an existing building. (With extensions) Paragraph 81 of the NPPF states that:

"Planning policies and decisions should help create the conditions in which business can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development".

Paragraph 84 of the NPPF seeks to support a prosperous rural economy. More specifically, the NPPF states that planning policies and decisions should, among other things, enable sustainable rural tourism and leisure developments, which respect the character of the countryside.

Local Plan Policy EP8 of the South Somerset Local Plan (2006-2028) states that:

"In order to sustain the vitality and viability of tourism in the district, new and enhanced tourist facilities will be supported where:

- They are of a scale appropriate to the size and function of the settlement within which they are to be located;
- The proposal ensures that the district's tourist assets and facilities are accessible through sustainable modes of travel including cycling and walking;
- They do not harm the district's environmental, cultural or heritage assets;
- They ensure the continued protection and resilience of the district's designated nature conservation features;
- They benefit the local community through access to facilities and services; and
- There is no adverse impact on Natura 2000 and other internationally and nationally designated sites

There must be an identified need for tourist facilities in the open countryside, which is not met by existing facilities."

Due to the isolated location of the site, it is necessary to demonstrate that there is an identified need for the accommodation. A Business Plan should normally support an application for planning permission and include justification in respect of a bona fide business enterprise, its viability, marketing and how the accommodation will contribute to the rural economy.

In planning terms a holiday let is somewhere that provides a short term let, normally no longer than 4 weeks, and accordingly such approvals normally carry a condition to restrict this.

As noted above, the proposals are for the re-use of an existing, permanent building. Whilst located away from the village centre, the re-use of former agricultural buildings to provide for employment or holiday uses is a common theme within the district, which contributes positively towards the local economy. It is considered that the principle of this form of development is

acceptable therefore; other material planning considerations will need to be assessed.

Visual impact and effect on the landscape

Chapter 12 of the NPPF requires a high standard of design in new development. The emphasis on design and its appropriateness is echoed by policy EQ2 that requires that development, among other things, reinforcing local distinctiveness and respect local context.

The piggery is a long rectangular building that is established on the site. The existing building is clad in grey render under a corrugated grey roof. The overall structure is relatively unobtrusive, however the building's presence and general scale is established. The building will be extended by two additions either side of the existing structure. These extensions will follow the overall form of the existing structure with low-pitched roof and simple elevations. The proposed alterations and extensions provide functional changes to the appearance of the building.

The AONB Partnership have raised concerns about the details of the design and finish. It is considered however, that full details in this respect could be made subject of a condition should planning permission be granted for the proposal. Again, a similar approach could be adopted in relation to landscaping with a condition requiring hedgerow restoration, some additional planting, a wildlife meadow and the planting of Orchards.

It is considered that the proposal would comply with the requirements for good design as outlined in Chapter 12 of the NPPF and Policy EQ2 of the South Somerset Local Plan.

Ecology

There are no nature conservation or habitat designations in the immediate area or the wider context that would be impacted by the development. The applicant's ecology report was reviewed by Somerset Ecology Services and considered acceptable subject to the application of planning conditions.

Residential Amenity

The site is located some 80m from the nearest dwelling. Whilst the application proposal would increase the level of activity, deriving from the currently redundant piggery building this would remain within the context of the noise arising from a residential conversion. This would include noise arising from the holiday users as well as vehicle movements; however, this would be within the context of what is overall a modest tourist conversion proposal. There is no objection from the Environmental Protection Unit that such a use would be incompatible with the sites rural setting. It is therefore considered that the proposal would comply with Policy EQ2 of the South Somerset Local Plan.

Impacts arising from the conversion of the piggery on neighbouring privacy and amenity are assessed through Policy EQ2 of the South Somerset Local Plan, which stipulates that development should avoid overlooking and protect the amenity of existing residents.

It is considered that the proposal would be compliant with chapter 12 of the NPPF and Policy EQ2 in respect of the protection of the amenities of neighbouring residents.

Highway Safety

With regard to the level of activity generated by the proposed use and its scale, the applicant's assertion that arrival times would be staggered would appear reasonable and indeed such matters could be controlled by appropriate management measures that could be included in a management plan which could be made subject of a relevant planning condition as the scale of development is not considered to be excessive.

There have been no highway objections in principle subject to details regarding visibility splays and in light of this, it is considered that the proposed use would not give rise to any significant expansion of traffic movements to and from the site. In the circumstances, it is not considered that highway safety would be compromised. The proposal would therefore comply with Policies TA5 and TA6 of the South Somerset Local Plan.

CONCLUSION

The proposal relates to the re-use of an existing redundant building to provide for a holiday use. The building proposed for conversion and extension will measure some 167m² footprint. The need for a planning application (as opposed to a prior approval) derives from the site's location within the Blackdown Hills AONB. The NPPF seeks to find beneficial re-uses for redundant rural buildings with holiday and employment uses being commonly considered. This application is looking to meet a need for a single, larger tourist facility rather than the more typical sub-division into smaller 2-3 bedroom units. Notwithstanding the internal configuration proposed the scheme will contribute towards the local visitor economy and is of a scale that is compatible with the local environment. There is a need to control the cladding of the building as well as any balconies and railings and to secure a lighting management plan given the site's location within the AONB.

The proposal will result in a more intensive use of the building but this would be the case for any re-use of a redundant building and it is not considered that given the scale of use proposed and separation that these concerns outweigh the benefits of the proposal. The proposed development would represent an acceptable use of the site which would not result in a significant adverse impact on the AONB, neighbouring occupiers or highway conditions in the area. For these reasons, the proposal would accord with Policies EP5, EP8, EQ2 and EQ4 of the Local Plan and the guidance contained in the National Planning Policy Framework.

RECOMMENDATION

Approve with conditions

01. The proposal, by reason of its size, scale, location and design, would have no adverse effects on the character of the area and would cause no demonstrable harm to visual and residential amenity or highway safety in accordance with Policies EQ2, EQ4, TA5 & TA6 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2021.

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 referenced:

NPHLAP1 - Existing plans and elevations
NPHLAP2 Rev 1 - Proposed plans and elevations
NFMHLP P3 - 1:500 - Block/roof plan as existing
NFMHLP4 Rev 1 - 1:500 - Block/roof plan as proposed
1:1250 - Site location plan as existing

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

03. Details of the external surfaces of the holiday accommodation shall be submitted to and approved in writing by the local planning authority prior to the completion of construction works above ground level. The development shall thereafter accord with the approved materials.

Reason: To ensure the proposed development is completed in accordance with Policy EQ2 of South Somerset Local Plan and the provisions of the National Planning Policy Framework 2019.

04. The accommodation to be provided within the development hereby approved shall not be occupied at any time other than for bona fide holiday makers. Occupation by holiday makers shall be for individual periods not exceeding 4 weeks in total in any period of twelve weeks. The owners/operators shall maintain an up-to-date register of the names of owners/occupiers of the units hereby approved, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: The application has been assessed on this use only and not as separate residential planning units and in the interest of highway safety and residential amenity and to accord with policies EP8, EQ2 and TA5 of the South Somerset Local Plan (2006-2028)

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the following shall not be implemented/erected on the holiday let accommodation hereby approved or within the approved curtilage without the prior express grant of planning permission (other than those expressly authorised by this permission and shown on the approved plans).

- No extensions

- No porches
- No addition or alterations of the roof
- No outbuildings, garages, swimming pools or enclosures

Reason: In the interests of visual amenity and landscape character and to accord with Policy EQ2 of the South Somerset Local Plan 2006-2028.

06. Prior to the building hereby approved being first brought into use, a management plan to cover the provision and timings for use of any outside lighting, together with the hours of both arrival and departure of guests at the start and end of bookings shall be submitted to and approved in writing by the local planning authority and the measures therein shall be maintained permanently thereafter.

Reason: In the interests of the amenities of surrounding occupiers to accord with Policy EQ2 of the South Somerset Local Plan 2006-2028.

07. No development shall take place above ground until full details of the provision and subsequent retention of landscape works on the site have been submitted to and approved in writing by the local planning authority. These details shall include:

- 1) Details of proposed schedules of species of trees and shrubs to be planted, which should include hedgerow restoration / planting, wildflower meadow and orchard planting.
- 2) Details of the aftercare and maintenance programme

The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development unless otherwise agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation

Reason: To secure appropriate landscaping of the site in the interests of visual amenity and the character of the area in accordance with policies EQ2 and EQ4 of the adopted South Somerset Local Plan 2006-2028.

08. No development shall commence [above ground level] until details of the surfacing materials to be used within the courtyard and car parking areas, paths and any other hardstanding areas shown on the approved plans have been submitted to and agreed in writing by the local planning authority. The surfacing materials of the development shall be implemented in accordance with the details as approved.

Reason: In the interests of visual amenity and character of the area to ensure that the proposed development is integrated with its surroundings in accordance with policy EQ2 of the adopted South Somerset Local Plan 2006-2028.

09. Prior to construction above damp-proof course level, a lighting design for bats, following Guidance Note 08/18 Bats and artificial lighting in the UK (ILP and BCT 2018), shall be

submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. The design should accord with Step 5 of Guidance Note 08/18, including submission of contour plans illustrating Lux levels. Lux levels should be below 0.5 Lux on the identified horseshoe bat commuting routes. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with policy South Somerset District Council Local Plan - Policy EQ4 Biodiversity

10. Full details of mitigation measures to include Bat boxes, Bee bricks, Swift bricks and Swallow cups shall be submitted to and approved in writing by the local planning authority. The approved scheme will be implemented in accordance with the approved details prior to the first use of the holiday accommodation hereby permitted and thereafter maintained in the approved condition permanently thereafter.

Reason: In order to create the conditions to enable biodiversity and create conditions for varied species to be accommodated in accordance with policy EQ4 of the adopted South Somerset Local Plan 2006-2028.

11. Full details of visibility splays shall be submitted to and approved in writing by the Local Planning Authority, implemented in accordance with the approved details prior to the first use of the development hereby permitted and maintained in the approved condition permanently thereafter.

Reason: In order to safeguard highway conditions in accordance with Policy TA5 of the South Somerset Local Plan 2006 -2028.

12. Full details of the location of 6 Electric charging points shall be submitted to and approved in writing by the Local Planning Authority and the approved charging points shall be installed in accordance with the approved details prior to the first use of the holiday accommodation hereby permitted.

Reason: In order to safeguard the amenities of the area in accordance with Policies EQ2 and TA5 of the South Somerset Local Plan 2006-2028.

13. No vegetation removal works or demolition of buildings or structures shall take place between 1st March and 30th September inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared or works to or demolition of buildings commences and provides 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 by the ecologist accompanied by

dated photos showing the site before and after clearance. In no circumstances should netting be used to exclude nesting birds.

Reason: In the interests of nesting wild birds and in accordance with policy South Somerset District Council Local Plan - Policy EQ4 Biodiversity

Informatives:

01. 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.
02. The developers are reminded of the legal protection afforded to badgers and their resting places under the Protection of Badgers Act 1992 (as amended). It is advised that during construction, excavations or large pipes (>200mm diameter) must be covered at night. Any open excavations will need a means of escape, for example a plank or sloped end, to allow any animals to escape. In the event that badgers, or signs of badgers are unexpectedly encountered during implementation of this permission it is recommended that works stop until advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.