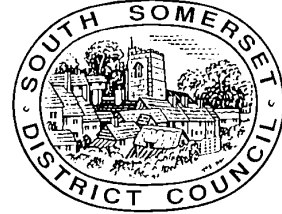


South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 21st June 2017

5.30 pm

**Henhayes Centre, South Street Car Park,
Crewkerne, TA18 8DA**

(Disabled access and a hearing loop are available at this meeting venue)



The following members are requested to attend this meeting:

Jason Baker
Marcus Barrett
Mike Best
Amanda Broom
Dave Bulmer
Carol Goodall

Val Keitch
Jenny Kenton
Paul Maxwell
Sue Osborne
Ric Pallister
Garry Shortland

Angie Singleton
Andrew Turpin
Linda Vijeh
Martin Wale

Consideration of planning applications will commence no earlier than 6.30pm.

For further information on the items to be discussed, please contact the Democratic Services Officer on 01935 462055 or democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 13 June 2017.

Ian Clarke, Director (Support Services)

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



Information for the Public

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

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

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

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

Meetings of the Area West Committee are held monthly, usually at 5.30pm, on the third Wednesday of the month (except December) in village halls throughout Area West (unless specified otherwise).

Agendas and minutes of meetings are published on the council’s website
www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

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

Public participation at committees

Public question time

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

Planning applications

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

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

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

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

The order of speaking on planning items will be:

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

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

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

Recording and photography at council meetings

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

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

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

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

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Area West Committee

Wednesday 21 June 2017

Agenda

Preliminary Items

- 1. To approve as a correct record the Minutes of the Previous Meetings held on 17th May and 18th May 2017**
- 2. Apologies for Absence**
- 3. Declarations of Interest**

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

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

Planning Applications Referred to the Regulation Committee

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

Councillors Mike Best, Angie Singleton and Martin Wale.

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 and Venue for Next Meeting

Councillors are requested to note that the next Area West Committee meeting is scheduled to be held on Wednesday 19th July 2017 at 5.30pm at The Guildhall, Chard.

5. Public Question Time

This is a chance to ask questions, make comments and raise matters of concern.

Parish/Town Councils may also wish to use this opportunity to ask for the District Council's support on any matter of particular concern to their Parish/Town.

Anyone wishing to raise matters in relation to items on the agenda may do so at the time the item is considered.

6. Chairman's Announcements

Items for Discussion

- 7. County Highway Report to Area West Committee** (Pages 6 - 8)
- 8. Report for Area West Committee on the Performance of the Streetscene Service** (Pages 9 - 13)
- 9. Appointment of Representatives on Outside Bodies and Working Groups** (Pages 14 - 18)
- 10. Scheme of Delegation - Development Control - Nomination of Substitutes for Chairman and Vice Chairman** (Pages 19 - 20)
- 11. Area West Committee - Forward Plan** (Pages 21 - 23)
- 12. Planning Appeals** (Pages 24 - 37)
- 13. Schedule of Planning Applications to be Determined by Committee** (Pages 38 - 39)
- 14. Planning Application 17/00177/LBC - Tithe Barn, Pye Lane, Forton** (Pages 40 - 46)

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

County Highway Report to Area West Committee

Lead Officer: Mike Fear, Assistant Highway Service Manager, Somerset County Council

Contact Details: Tel: 0845 345 9155

Purpose of the Report

Being the first report for the 2017/18 financial year, I aim to give a brief report of the highway works carried out last financial year in Area West and our proposed works programme for 2017/2018.

Recommendation

That members note the report.

Report

Schemes completed in 2016/17 (Area West)

Chard	A30 High Street	Resurfacing
East Chinnoek	A30 Barrows Hill	Resurfacing
Merriott	A356 Furrington Cross – A303	Resurfacing
Chard	St Marys Close / St Marys Crescent	Resurfacing
Merriott	Lower Street	Resurfacing
Chard	B3162 Forton Road	Resurfacing
Ilminster	Ditton Street	Resurfacing
Dinnington	Frog Lane	Resurfacing
Chard	St Marys Crescent	Footway
Crewkerne	Langmead Square	Footway
Ilminster	Station Road	Footway
Chard	Bradfield Way/Beckington Crescent	Footway
Buckland St Mary	Castle Main/Lisieux Way	Drainage
Horton	Hanning Road	Drainage
Knowle St Giles	Knowle Church Road	Drainage
Whielackington	Stocklinch Road	Drainage

Surface Dressing proposed for 2017/18

Surface Dressing is the practice of applying a bitumen tack coat to the existing road surface and then rolling in stone chippings. Whilst this practice is not the most PR friendly, it is highly effective in preserving the integrity of the road surface. This year we are Surface Dressing 19 sites across South Somerset, 10 of which are substantial lengths of A and B roads.

The Surface Dressing within South Somerset is due to start during June. Sites highlighted are in Area West.

Cricket St Thomas	A30 Windwhistle	Redscript Lane to St Rayn Hill
Galhampton	A359 Cary Road	Cadbury Farm Park to Grove Cross
Kingweston	B315 Kingweston Road	B3151 to Christians Cross
Lovington	B3153 Castle Cary Road	Boundary to Shuttle lights

Marston Magna	B3148 Sherborne Road	Railway bridge to County Boundary
Mudford	A359 Marston Magna Road	Hinton Cross to brick bridge
Mudford	A359 Mudford Hill	Lyde Road to River bridge
East Chinnock	A30 High Street	Coker Hill bridge to West Coker
Compton Dundon	B3151 Somerton Road	Marshalls Elm to B3153
Yeovil	A37 Dorchester Road	Aldon House to County Boundary
Buckland St Mary	Farm Lane	Farm Green Lane to Castlemain
Buckland St Mary	Horse Lane	Birchwood Road to Castlemain
Buckland St Mary	Farm Green Lane	County Boundary to Hornsey Lane
Whitelackington	Park Lane	Boxstone cross to Kingstone Main
Pitney	Woodbirds Hill lane	Church Hill to end
Winsham	Crewkerne Hill	A30 to Winsham
Barwick	Two Tower Lane	A37 to Newton Road
High Ham	Breach Furlong Lane	Stout Road to end
Penselwood	Newpark Rd / Bleak Street	County Boundary to Coombe Street

Schemes proposed for 2017/2018

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

Chard	A358 Furnham Road	Surfacing
Bruton	A359 Quaperlake Street	Surfacing
Yeovil	A30 Sherborne Road	Surfacing
Martock	B3165 North St to Pinnacle	Surfacing
Somerton	Behind Berry	Surfacing
Ilchester	B3151 Somerton Rd / Bondip Hill	Surfacing
Wincanton	B3081 Old Hill	Surfacing
Yeovil	Forest Hill	Surfacing
Cudworth	Cudworth Street / Knights Lane	Surfacing
West Crewkerne	Higher Farm Lane, Woolminstone	Surfacing
West Crewkerne	Dunsham Lane	Surfacing
Langport	Newton Rd / Somerton Rd	Footways
Broadway / Horton	St Peters Close	Footways
Martock	Stapleton Close	Footways
South Petherton	West End View / Court	Footways
Crewkerne	Southmead Crescent	Footways
Yeovil	Netherton Road	Footways
Yeovil	Sherborne Road	Footways
Yeovil	The Avenue / Crofton Rd	Footways
Yeovil	Gt Western Terrace	Footways
Tatworth	Station Road	Drainage
Fivehead	A378 Mile Hill	Drainage
North Cheriton	B3145 Cheriton Hill	Drainage
Ansford	Maggs Lane	Drainage
Barton St David	Main Street	Drainage
Corton Denham	Corton Denham Road / Ridge Lane	Drainage
Wincanton	B3081 Old Hill	Drainage
Alford	B3153 Cary Rd / Station Rd	Drainage
Chaffcombe	Kingston Well Lane	Drainage

Cudworth	Cudworth Street	Drainage
Yeovil	Sherborne Road	Drainage
Barwick	Two Tower Lane / Newton Rd	Earthworks
Penselwood	Combe Street	Earthworks
Bruton	Strutters Hill	Earthworks

Grass Cutting

Grass cutting is a difficult task to carry out to the satisfaction of all. The highway network exceeds 3500km in length; therefore the size of the task is significant. Verge cutting of main A and B roads are likely to start on 2nd May subject to growth rate. This will be followed by the C and D roads as below table and then a further cut of A and B roads.

Road Classification	Dates
A and B roads (including visibility splays)	2 nd or 9 th May dependant on rate of growth
C and unclassified roads	Start is usually 4 weeks later than A and B roads
A and B roads (including visibility splays)	Mid to late August dependant on rate of growth
Environmentally protected sites	Usually at the end of the growing season

Term Maintenance Contract

Contract for the maintenance of Highways for Somerset County Council has been awarded to Skanska. This is for a period of 7 years from 1st April 2017. Contract can be extended a further 3 years subject to key performance indicators being achieved.

Background papers: None

Agenda Item 8

Report for Area West Committee on the Performance of the Streetscene Service

Portfolio Holder: Jo Roundell Greene - Environment Portfolio
Assistant Director: Laurence Willis - Environment
Lead Officer: Chris Cooper - Streetscene Manager
Contact Details: chris.cooper@southsomerset.gov.uk or (01935) 462840

Purpose of the Report

To update and inform the Area West Committee on the performance of the Streetscene Service in the Area for the period April 2016 - May 2017.

Recommendation

Members are invited to comment on the report.

Report

The major focus of the service so far for this period that affect Area West, are listed below.

- Routine cleansing and grounds maintenance
- Christmas tree shredding
- Staff training
- Annual work schedule
- Health and Safety
- Annual budget

Operational Works

Since the last report, the service has delivered the annual work schedules and once again we are pleased to inform members that this was delivered to plan. We are now managing the 'spring rush' of work which is now the main focus of the teams.

The service is also pleased to report that it ended the last financial year within budget, reduced our staff sickness levels to 9.4 days per FTE from the previous year's level of 14 days per FTE. We aim to reduce this further to a target of 8 days per FTE.

In addition to these improvements, the analysis of complaints across all of the service that make Streetscene showed a reported 52 complaints that we handled but only 27 of which were genuine service complaints and the rest were related to other services/organisations, such as the Waste Partnership or County Highways.

In the last financial year we delivered two applications of herbicide as programmed through the highway weed killing operation. The quality of the control was excellent and we aim to maintain this level of service in the coming year and spraying is currently underway.

Last year we worked with Glastonbury Town Council to investigate non-chemical options of weed control using a hot water system and we carried out trials using a number of different methods. Unfortunately the hot water system was very costly to employ and gave limited weed control as it is only effective on annual species of plants, unless high frequencies of application are employed, we simply do not have the required resources available to operate in this manner. However, the system would be very useful in specific situations and we could draw on this if required.

Managing the Health & Safety of the workforce is a critical part of our work and having reviewed and reworked our 'working around water' safe systems of work, we have since carried out a review of working alongside the highway, using a health and safety specialist to offer advice and guidance to the team. The outcome of this approach has resulted in the development of flow-chart type guidance for staff of volunteers to enable them to make informed, consistent decisions regarding the safety measures needed in any relevant situation. I have attached a draft chart for information at the end of this report.

The team also undertook extensive training on a wide range of other customer and service related aspects of work.

A number of our teams contain apprentice positions, and once again a 'home grown' apprentice has been recruited into a permanent position within the unit and very soon we are interviewing to recruit our next apprentice in the horticultural service.

The Parish Ranger Scheme continues to flourish, with a number of parishes using the scheme to add an enhanced level of service to their parishioners. Should any members wish to find out more about the scheme or any other of the services that we offer, we will be delighted to discuss their needs with them.

This year we once again offered our 'Christmas Tree Shredding Service' which proved to be a great success with approximately 3,500 trees being recycled from 43 towns and parishes across the district. As a result of this, the tree chippings were re-used and a notable lack of 'dumped' Christmas trees in lay byes and hedges was seen. We received very little in the way of unwelcome items being left with the trees, nor did we experience much fly tipping in the areas designated for recycling, which was very welcome.

As always, we continue to focus on managing the number of flytips found in the district, the chart below shows the numbers of fly tips collected from Area West since the last report.

AREA WEST	apr	may	jun	jul	aug	sept	oct	nov	dec	jan	feb	mar	Total
Ashill	1	1	1				3	1		1	1		9
Broadway										1		1	2
B/land St Mary				1	1		2		3	2			10
Chaffcombe	3	2					2						7
Chard	9	8	2	5	3	3	5	4		1	1	9	50
Chillington							1		1		1		3
Chiselborough								1			1	1	3
Combe St Nich	1	1			1		3	3	2	1	1	4	17
Crewkerne	4	2	1	2	3	3	1	7	1	1	4		29
Cricket St Thom	1		1			1	2	1	2	2		2	12
Cudworth	1												1
Dinnington			1									1	2
Donyatt		1						1		1			3
Dowlish Wake						1	2					1	4
East Chinnock	1	3				4	1	1		2	2		14
Haselbury Pluck			1							1		2	4
Hinton St G			4						1		1		6
Horton										1	1		2

Ilminster		3	1	2	2	2	4	1	1	5	1	3	25
Kingstone	1							1				2	4
Knowle St Giles	1	1				1							5
Merriott					1			2			1	4	6
Misterton			1	1		2	1			1	3		9
North Perrott	1									1			2
Over Stratton													0
Tatworth/Forton				2	2					1		1	7
Wambrook	2	1						1			1	2	7
Wayford								1			1		1
West Chinnock									1	1			2
West Crewkerne				3		2			1				6
Whitelackington					1		1		1				3
Whitestaunton													0
Winsham			1		1					2		5	9
TOTAL AREA WEST	26	23	14	16	15	19	28	25	14	25	20	39	264

Unfortunately we are seeing a notable increase in the numbers of incidents across the district as a whole, including across Area West. For example during the period 15/16 we cleared 951 flytips which compares figures for 16/17 we have cleared 1108 tips at a cost of £62,541.

Having analysed the figures, we believe that the changes involved with the introduction of the SWP ‘vehicle and trailer permit scheme’ controlling access for small vans and trailers at HWRC’s has led to the rise in figures. This conclusion has been reached after analysing the fly tipping data which shows the increase in fly tipping numbers being in the size of load of a small van.

Following the Clean for the Queen initiative was taken up by a number of parishes and towns last year, with Ilminster, Misterton, Haselbury Plucknet and Seavington taking part, my thanks to those who took part in this initiative.

This year the team has also started working with the charity Key4life who arrange work placements for young men who have come out of prison and in order to help them integrate into society again, we are working with them to enable these individuals to gain experience and skills to help them in their futures. We believe that indications are that this is a very successful charity with excellent results from their approach and we are delighted to be working with them.

What’s coming next?

- Summer delivery of the annual work programmes
- Continued development of the workshop as an MOT station

Financial Implications

All of the matters highlighted in the report have been achieved within service budgets.

Implications for Corporate Priorities

- Continue to deliver systems with local communities that enhance the appearance of their local areas.

- Continue to support communities to minimise floodwater risks
- Maintain street cleaning high performance across the district.

Background Papers

Progress report to Area Committees on the Performance of the Streetscene service

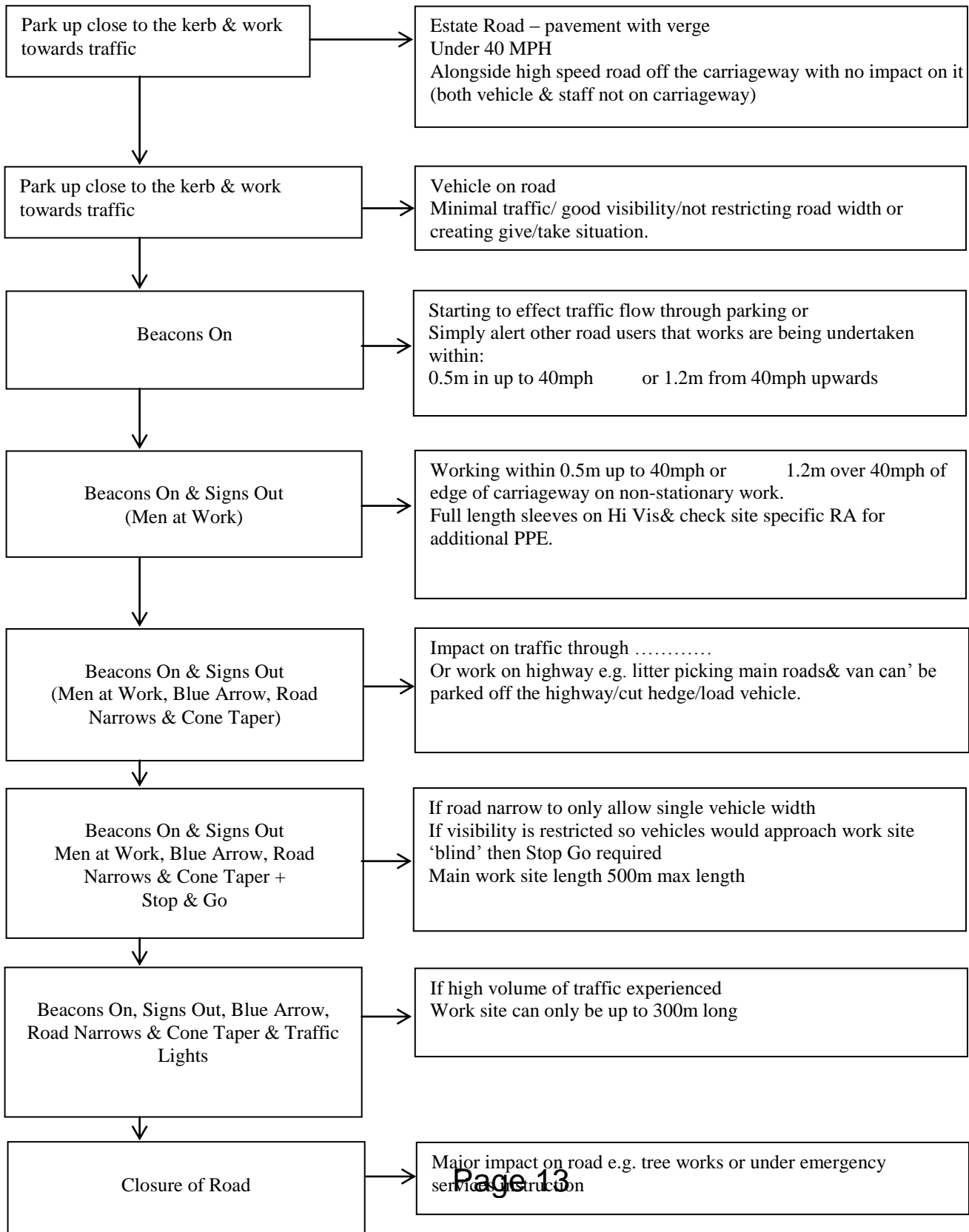
Working on the Highway

Assess each situation as you arrive on site to decide what level of action is necessary following the rules below & for specific details see Risk Assessment & Safe System of Work:-

Traffic Flow
Visibility

Weather conditions
Signs required

Road Speed
PPE (standard long sleeved + any additional requirements)



Agenda Item 9

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

Director: Ian Clarke – Support Services
Service Manager: Angela Cox, Democratic Services Manager
Lead Officer: Jo Morris, Democratic Services Officer
Contact Details: jo.morris@southsomerset.gov.uk or 01935 462055

Purpose of the Report

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

Recommendations

The Committee is asked to:

1. appoint members to serve on the various Area West Working Groups for the municipal year 2017/18;
2. review and appoint members to the outside organisations as set out in the report.

Area West Working Groups

The following internal working groups were appointed by Area West Committee for the last municipal year 2016/17. The Committee is asked to agree the representatives to the working groups for the municipal year 2017/18.

Working Group & Purpose	2016/17 Representative
Crewkerne and Area Community Office - Board Representation The Crewkerne and Area Community Office Board maintains a watching brief over the Community Office. The Board is made up of one officer and one member from the Crewkerne Town Council and South Somerset District Council.	Angie Singleton
Click Into Activity Steering Group The purpose of the Group is to help support and shape the delivery of the CLICK into Activity Programme in Area West.	Val Keitch
Chard Business Hub – Project Board The purpose of the Project Board is to oversee the work of the Chard Business Hub project.	The Chard Business Hub project is currently on hold.

Chard Regeneration Scheme Board - The composition of the Chard Regeneration Scheme Board has recently been reviewed to include the five Chard District Council ward members.

Outside Organisations

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

Members are asked to review and appoint members to the outside bodies for 2017/18, having regard to the adopted policy.

Organisation	Representation 2016/17
A Better Crewkerne & District (ABCD)	Mike Best
Blackdown Hills AONB	Martin Wale
Chard and District Museum Society	Amanda Broom
Crewkerne Heritage Centre	Marcus Barrett
Crewkerne Leisure Management (Aqua Centre)	Angie Singleton
Ile Youth Centre Management Committee (Ilminster)	Val Keitch
Ilminster Forum	Carol Goodall
Making It Local Executive Group	Martin Wale
Meeting House Arts Centre, Ilminster	Val Keitch
Stop Line Way Steering Group	Andrew Turpin

Financial Implications

None for the Area West Committee. Mileage claimed by Councillors attending meetings of outside bodies to which they are appointed is approximately £1,000pa and is within the existing budget for Councillors travelling expenses held by Democratic Services. There may be a small saving resulting from any decision to reduce the number of SSDC appointed outside bodies, however, a number of Councillors do not claim any mileage for their attendance at these meetings.

Council Plan Implications

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

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

Carbon Emissions and Climate Change Implications

None

Equality and Diversity Implications

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

Background Papers

Minute 14, Area West Committee, 19 June 2013

Minute 184, District Executive, 1 May 2014

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

AREA WEST OUTSIDE ORGANISATIONS INFORMATION

Name of Organisation	Number of Council Nominees	Period of Appointment	Aims & Objectives	Legal Status	Status of Councillor	Frequency of Meetings	Venue of Meetings
ABCD (A Better Crewkerne & District)	1	1 Year	The promotion of regeneration and the provision, improvement and preservation of amenities for Crewkerne and district.	Registered Charity	Member of Steering Group	Every other month	Crewkerne Heritage Centre
Blackdown Hills AONB Partnership	1	1 Year	To safeguard the distinctive landscape, wildlife, historical and architectural character of the Blackdown Hills whilst fostering the social, economic well being of its people.	Partnership	Member of Management Group	Quarterly	Village Halls in the Blackdown Hills
Chard and District Museum	1	1 Year	The advancement of education, learning and knowledge by the provision and maintenance of a Public Museum. The exhibition of artefacts, pictures, maps, letters and other items of historical, geographical or geological interest.	Charitable Trust	Trustee	Quarterly	Chard and District Museum
Crewkerne Museum & Heritage Centre	1	1 Year	The provision and maintenance of a museum and heritage centre in Crewkerne for the display of exhibits of historical, scientific, literary or artistic significance or interest. The provision of facilities for the display of works of arts.	Company Charitable Trust	Observer	Quarterly	Crewkerne Heritage Centre
Crewkerne Leisure Management Ltd.	1	1 Year	To promote awareness of the benefits of swimming and associated sports.	Company Limited by Guarantee	Board Member	Bi-monthly	Crewkerne Town Hall or Aqua Centre
Ile Youth Centre	1	1 Year	To help and educate young people through their leisure time & activities so as to develop their physical, mental & spiritual capacities that they may grow to full maturity as individuals & members of society.	Management Committee	Committee Member	Every three months.	Ile Youth Centre

Name of Organisation	Number of Council Nominees	Period of Appointment	Aims & Objectives	Legal Status	Status of Councillor	Frequency of Meetings	Venue of Meetings
Ilminster Forum	1	1 Year	To work for the benefit of the community of Ilminster and promote, enhance and further the quality of life of its community in response to their needs.	Company Limited by Guarantee	Observer	Monthly	Various
Making It Local Executive Group	1	1 Year	To work with local people and businesses to develop opportunities for improving the rural economy and quality of life for people living and working in the area through a targeted grants programme called LEADER. To use the outstanding environmental quality and local human potential as a 'springboard' for sustainable economic growth.	No legal status	Voting Member	Every other month	Honiton area
Meeting House Arts Centre, Ilminster	2	1 Year	To provide a financially self-supporting centre for the use and enjoyment of the people of Ilminster. To encourage involvement in the organisation by an increasing range of members and non-members.	Company Limited by Guarantee with Charitable Status	Observer	Quarterly	Meeting House Arts Centre, Ilminster
Stop Line Way Steering Group	1	Not limited	To guide development of Stop Line Way Cycle Route	Advisory Group	Member	As needed	Various

Agenda Item 10

Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice-Chairman for 2017/18 (Executive Decision)

Director: Martin Woods – Service Delivery
Service Manager: David Norris, Development Manager
Lead Officer: David Norris, Development Manager
Contact Details: david.norris@southsomerset.gov.uk or 01935 462382

Purpose of the Report

As the Council has entered a new municipal year, the Committee is asked to review the appointment of two members to act as substitutes for the Chairman and Vice-Chairman in the exercising of the Scheme of Delegation for planning and related applications. The previous member substitutes were Cllrs. Angie Singleton and Paul Maxwell.

Recommendation

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

Background

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

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

Financial Implications

None from this report.

Council Plan Implications

None from this report.

Carbon Emissions and Climate Change Implications

None from this report.

Equality and Diversity Implications

None from this report.

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

Agenda Item 11

Area West Committee - Forward Plan

Assistant Director: Helen Rutter (Communities)
Service Manager: Zoe Harris, Area Development Lead (West)
Agenda Co-ordinator: Jo Morris, Democratic Services Officer , Legal & Democratic Services
Contact Details: jo.morris@southsomerset.gov.uk or 01935 462055

Purpose of the Report

This report informs members of the proposed Area West Committee Forward Plan.

Recommendation

Members are asked to:-

- (1) comment upon and note the proposed Area West Committee Forward Plan as attached.
- (2) identify priorities for further reports to be added to the Area West Committee Forward Plan.

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, due to the attendance of additional representatives.
- (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
- (3) Standing items include:
 - (a) Chairman's announcements
 - (b) Public Question Time

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
19 th July 2017	<i>Ilminster Forum</i>	<i>Reports from members on outside organisations</i>	<i>Cllr. Carol Goodall</i>
19 th July 2017	Area West Development Plan 2017/2018	Adoption of the new Area Development Plan for 2017/18.	Helen Rutter, Assistant Director (Communities) Zoe Harris, Area West Team Lead
19 th July 2017	Update report on the Heart of Wessex LEADER Programme and Making It Local	Update report	Helen Rutter, Assistant Director (Communities) Zoe Harris, Area West Team Lead
19 th July 2017	Community Offices Update	Service Update Report	Lisa Davis, Community Office Support Manager
16 th August 2017		Please note this meeting will only be held if there are planning applications to be determined.	
20 th September 2017	<i>One Public Estate Programme</i>	<i>Update report on the One Public Estate Programme</i>	<i>Nena Beric, Project Manager</i>
20 th September 2017	<i>Chard Regeneration Scheme</i>	<i>Progress Report</i>	<i>David Julian, Economic Development Manager</i>
20 th September 2017	<i>Historic Buildings at Risk</i>	<i>Confidential report to update members on current Historic Buildings at Risk cases in Area West.</i>	<i>Greg Venn, Conservation Officer</i>
18 th October 2017	<i>Somerset Micro Enterprise Project</i>	<i>Information report requested at the May Area West Committee</i>	<i>Rhys Davies, Somerset County Council</i>

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
<i>18th October 2017</i>	<i>Countryside Service Update Report</i>	<i>Service update report</i>	<i>Katy Munday, Countryside Manager</i>
<i>18th October 2017</i>	<i>Environmental Health Update Report</i>	<i>Service update report</i>	<i>Alasdair Bell, Environmental Health Manager</i>
<i>15th November 2017</i>	<i>Highways Update Report</i>	<i>To update members on the highways maintenance work carried out by the County Highway Authority.</i>	<i>Mike Fear, Assistant Highway Service Manager, Somerset County Council</i>
<i>6th December 2017</i>	<i>Blackdown Hills Area of Outstanding Natural Beauty (AONB)</i>	<i>Progress Report</i>	<i>Zoe Harris, Area Development Lead (West)</i>

Agenda Item 12

Planning Appeals

Director: Martin Woods (Service Delivery)
Service Manager: David Norris, Development Manager
Lead Officer: David Norris, Development Manager
Contact Details: david.norris@southsomerset.gov.uk or 01935 462382

Purpose of the Report

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

Recommendation

That the report be noted.

Background

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

Report Detail

Appeals Allowed

15/04866/OUT – Land Rear of The Bell Inn, Broadway, Ilminster, Somerset (Committee Decision)
Outline application for residential development (for up to 25 No. dwellings) with associated vehicular access arrangements, relocation of parking for Norbeth and The Bell Inn.

Background Papers

Appeal decision notice attached.

Appeal Decision

Site visit made on 31 January 2017

by D Boffin BSc (Hons) DipTP MRTPI Dip Bldg Cons (RICS) IHBC

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

Decision date: 19 May 2017

Appeal Ref: APP/R3325/W/16/3161355

Land to the Rear of the Bell Inn, Broadway Road, Broadway, Ilminster, Somerset TA19 9RG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by G Pavier & M Biard against the decision of South Somerset District Council.
 - The application Ref 15/04866/OUT, dated 28 October 2015, was refused by notice dated 22 July 2016.
 - The development proposed is residential development with associated vehicular access arrangements.
-

Decision

1. The appeal is allowed and planning permission is granted for residential development with associated vehicular access arrangements at land to the rear of the Bell Inn, Broadway Road, Broadway, Ilminster, Somerset TA19 9RG in accordance with the terms of the application, Ref 15/04866/OUT, dated 28 October 2015, subject to the conditions in the attached schedule.

Application for costs

2. An application for costs was made by G Pavier & M Biard against South Somerset District Council. This application is the subject of a separate decision.

Preliminary Matters

3. For reasons of accuracy and clarity I have used the address as shown on the appeal form in the banner heading.
4. The application was submitted in outline with all matters other than access reserved for future consideration. Given the information submitted in the design and access statement I have taken the site plan¹ to be illustrative of the appellants' intentions insofar as it relates to layout and landscaping.
5. During the determination of this appeal it was brought to my attention that the Council had adopted a Community Infrastructure Levy (CIL) charging schedule. The appellant has submitted an amended signed Unilateral Undertaking in respect of infrastructure provision and affordable housing taking into account the CIL charging schedule. I return to this matter below.

Main Issues

6. The main issues are:-
 - The effect on the character and appearance of the area;

¹ Drawing No 3448/PL/002 Rev E

- Whether the site would be a suitable location for housing taking into account local and national policies.

Reasons

7. Both parties agree that the Council cannot demonstrate a 5 year supply of housing land as required by paragraph 47 of the National Planning Policy Framework (Framework). Where a local planning authority is unable to demonstrate a five-year supply of deliverable housing land, paragraph 49 of the Framework, which is a significant material consideration, indicates that relevant policies for the supply of housing should not be considered up-to-date.
8. However, paragraph 49 of the Framework also states that all housing applications should be considered in the context of the presumption in favour of sustainable development. For decision taking purposes this means, as set out at paragraph 14 of the Framework that where relevant policies are out of date planning permission should be granted unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in the Framework indicate that development should be restricted.
9. Nevertheless planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Character and appearance

10. The appeal site comprises the Bell Inn public house and a dwelling (Norbeth) that front onto Broadway Road and a large field that extends to the rear of those properties. The field also extends behind a number of adjacent properties on Broadway Road and its southern boundary is formed by the River Ding and mature trees and landscaping. There are hedgerows on the east and west boundaries of the field.
11. To the west of the site there are dwellings on the Tanyard which is a no through road off Broadway Road. My attention has been drawn to an appeal decision² for a residential development and I noted at my site visit that there were buildings under construction adjacent to the Tanyard. To the north-east of the site is a primary school. The Alms Houses to the north of appeal site, on the opposite side of Broadway Road, are grade II listed.
12. There are three public footpaths that run through the site, two of them enter the site adjacent to the Bell Inn (CH2/6 and CH2/7) and then one of these runs to the eastern boundary and the other to the south-western corner of the site. The 3rd footpath runs between the south-western corner and the eastern boundary of the site.
13. The appeal proposal would involve the construction of up to 25 dwellings off a new no through road that would access Broadway Road from a point between Norbeth and the Bell Inn. The existing garage to Norbeth would be demolished. The site plan indicates that the areas of residential development would be adjacent to the rear boundaries of the existing dwellings on Broadway Road and a significant area along the southern portion of the site would be retained as open space.
14. I noted at my site visit that the settlements of Broadway and Horton are in close proximity to each other with Horton being to the south of Broadway along Goose Lane. Broadway has developed as a linear settlement mainly along

² APP/R3325/W/15/3063768 – 10 December 2015

Broadway Road. The area in the vicinity of the appeal site is characterised by a variety of age and style of buildings. There are also varying depths of development along Broadway Road with access roads off it serving differing numbers of dwellings. Modern developments behind the frontage properties creating a substantial depth of built form are prevalent on the southern side of Broadway Road.

15. I note that the Council considers that the site represents the only area within the core of the village where the original village edge and historic linear pattern of development has been retained. However, I have not been provided with any evidence such as historic maps/plans to substantiate this. Furthermore, the majority of development along the northern side of Broadway Road appears to be of one plot depth and a large amount of that development appears to be historic in age.
16. The Council also consider that the site as open pasture land serves to separate the Tanyard/Brookside Close development to the west from the eastern end of the village including the primary school and the settlements of Broadway and Horton. However, the separation from east to west is only readily apparent when utilising the public footpaths within the site due to the frontage development along Broadway Road. Furthermore, the retention of the southern portion of the site as open space would ensure that a degree of separation would remain east to west and between Horton and Broadway.
17. Whilst the land is clearly valued by the local community, this would apply to many similar situations where open land adjoins a settlement edge. Due to the mature landscaping around some of the boundaries of the field and the existing buildings fronting Broadway the site is well contained visually. As such, it provides only a limited contribution to the distinctiveness of the area and the setting of the village. Nonetheless, the proposal would result in the construction of houses and access roads on an undeveloped area that has public footpaths across it.
18. The proposal would be readily apparent from the public footpaths that traverse the site and from some of the neighbouring dwellings. However, the proposal would be viewed from the public footpaths against the backdrop of the adjacent dwellings on the Tanyard and Broadway. I appreciate the concerns regarding the interruption of views that would arise for some neighbouring residents. However, it is a well-founded principle of the planning system that there is no right to a view across neighbouring land.
19. There could be no mistaking the extension of the village into a currently undeveloped area, but in the context of the existing surroundings the impact would not be significant. Furthermore, the proposed development has been the subject of some thought as to how it might be developed.
20. I note that the site plan indicates that the open space would extend to meet the access road to create an open vista along the access road through to the mature landscaping along the southern boundary. This plan also shows the way in which the edges of the development could be softened with landscaping and the provision of a significant area of public open space. Subject to the control that exists at reserved matters stage the dwellings could be designed to be in keeping with the pattern of development in Broadway and sensitive to local character and architectural styling. As such, I am satisfied that it would be possible to design a scheme which would help to mitigate the visual and landscape impact of the development.

21. Taking into account all of the above I consider that the proposed development would result in limited harm to the character and appearance of the area. It follows that the proposal would conflict with Policy EQ2 of the South Somerset Local Plan (LP) which, amongst other things, seeks development that is designed to achieve a high quality and preserve the character and appearance of the district.
22. Based on my reading of this policy it would not directly influence the supply of housing by restricting the locations where new houses may be developed as its wider purpose is to ensure a high quality of design. Furthermore, I consider that LP Policy EQ2 is broadly consistent with the design requirements of the Framework. Consequently, I afford it considerable weight.

Suitable location

23. LP Policies SS1, SS2 and SS5 relate to the settlement strategy, development in rural settlements and delivering new housing growth. As such they are all relevant policies for the supply of housing and should not be considered up-to-date in relation to paragraph 49 of the Framework. I acknowledge that the Council's reasons for refusal do not make reference to LP Policy SS2 but it is referred to in LP Policy SS1 and the policy is before me.
24. These policies indicate that Broadway is a 'Rural Settlement' where development is strictly controlled. LP Policy SS5 directs most housing growth towards Yeovil, market towns and rural centres as well as providing figures for the required distribution of housing across the district. The LP does not set maximum targets for new homes and it only sets a total requirement for all the rural settlements. LP Policy SS1 states that rural settlements will be considered as part of the countryside subject to the exceptions identified in LP Policy SS2.
25. I acknowledge that the settlement hierarchy forms the basis of the LP and that it is designed to take advantage of employment and service opportunities in the market towns and rural centres and, amongst other things, to increase the level of self-containment. I also note that Broadway has minimal employment opportunities and that there is a low level of opportunity to travel to work by sustainable modes of transport.
26. The Council have stated that since the adoption of the LP planning permission has been granted for 30 dwellings in Broadway and that combined with this proposal there would be an increase of approximately 17% in the number of households. The Council consider that this would be a disproportionate increase in the size of the settlement due to the deficiencies of the location in transport sustainability terms.
27. However, Broadway does contain a number of key services and facilities including a primary school, doctor's surgery, village hall and public house. In the supporting text (paragraph 5.41) to LP Policy SS2 it states that '*It is important to ensure that the occupiers of new homes in Rural Settlements are able to live as sustainably as possible by having easy access to basic facilities that provide for their day to day needs. Therefore, new housing development should only be located in those Rural Settlements that offer a range (i.e. two or more) of the following services..*'. Broadway has at least four of the services listed. I also note that the Council's Officer Report stated that Broadway is a sustainable location for housing given the facilities that the village provides.
28. There are limited employment opportunities within the village and in relation to commuting to work most residents in Broadway will be reliant on the private

- motor car. Nonetheless, the future occupants of the proposed development and the developments previously approved would be able to access a number of key services by alternative means of transport such as walking or cycling.
29. In relation to LP Policy SS2 the proposal would create a significant public open space area and the public footpath access to the primary school would be improved. A number of affordable houses would also be delivered. I consider that given my findings in relation to character and appearance above that the proposal would be commensurate with the scale and character of the settlement.
30. Clearly extra housing would support and help to maintain the viability of existing services and facilities in the village itself and nearby Horton. In this respect and taking into account the proposed affordable housing the proposal would increase the sustainability of the settlement. This is also the general thrust of paragraph 55 of the Framework which states that housing should be located where it will enhance or maintain the vitality of rural communities.
31. The appellants' statement of community involvement outlines the engagement and consultation undertaken by them. I acknowledge that the Parish Council and a number of residents oppose the scheme for a number of reasons. I also note that there was a letter of support submitted at the time of the planning application. As such even though there appears to have been robust engagement and consultation the local community do not appear to generally support the proposal and it follows that there would be conflict with this part of the policy. However, in my experience it is not unusual that residents who oppose a proposal are more motivated to write into the Council than those who support it.
32. Taking into account all of the above, I consider that the settlement can be treated as being a relatively 'sustainable location' in a rural area and that the proposal either individually or taken cumulatively with the previously approved schemes would not undermine the settlement strategy or the delivery of housing. Moreover, even though the proposal would conflict with part of LP Policy SS2 when read as a whole it would comply with LP Policies SS1 and SS5. The proposal would also comply with paragraph 55 of the Framework. Consequently, the site would be a suitable location for housing taking into account local and national policies.
33. Even though LP Policies SS1, SS2 and SS5 are not up-to-date they are based on planning principles that are broadly consistent with the Framework. However, there is no dispute between the parties that the Council can only demonstrate a housing land supply of around 4 years 2 months. I note that the Inspector in the Vardens Farm appeal decision³ stated that this figure represents a worsening situation over the past year and I have no reason to dispute his findings. As such, I give these policies moderate weight in relation to paragraph 49 of the Framework.

Other matters

34. The Parish Council and a number of local residents have raised concern in relation to the proposed access to the site and congestion due to traffic and parking in the village. I note that the Parish Council refer to the results of a traffic survey from September 2016. However, the evidence before me only relates to the traffic count taken between 27 June 2016 and the 1 July 2016. I

³ APP/R3325/W/16/3151168 – 26 September 2016

- note that a number of parties have referred to LP Policy TA5 but this policy is not before me.
35. The proposed access would only have a pavement on one side and I note that there are no off-street parking facilities for the Alms Houses. At the time of my site visit there were 2 cars parked on Broadway in front of the Alms Houses. There is concern that these factors would mean that the access would not be safe and suitable for all people. However, the radius of the access with Broadway was amended to take into account vehicles parked on the highway.
36. The amended swept path analysis drawings⁴ show that a large refuse vehicle (4 Axle) would be able to satisfactorily enter and exit the site without conflicting with the parking in front of the Alms Houses. I noted at my site visit that there was a moderate demand for on-street parking and that Broadway was lightly trafficked at the time of my site visit (in the middle of the day). I acknowledge that other times of the day that the level of on-street parking and the amount of traffic on Broadway would be higher.
37. The proposal would increase the amount of traffic on the surrounding roads. However, I note that there were no technical objections from the Council or the Highway Authority in relation to highway safety or congestion. I have no reason to dispute these findings. As such, based on the evidence before me the proposal would provide a safe and suitable access and the residual cumulative impacts of the additional traffic would not be severe. It follows that the proposal would comply with paragraph 32 of the Framework.
38. Whilst concern has been raised regarding drainage and flooding, only the public open space would be within Flood Zones 2 and 3. I note that a number of parties have referred to a previous planning application and appeal decision on this site. This was not referred to in the Council's Officer Report and I have no details of it before me and as such I can give it little weight. The Environment Agency raised no objections to the proposal subject to conditions.
39. Wessex Water have stated that due to sewer flooding in Suggs Lane they have extended the routine jetting and raised a scheme to carry out a full hydraulic appraisal of the foul sewer network. They have also stated that the foul flows from 25 properties would be very small. The Council are satisfied that there is sufficient capacity in the sewer network and that the proposal would not increase the risk of flooding, subject to the use of appropriate planning conditions. I see no reason to come to a different conclusion.
40. I have also taken into account the concerns raised by residents in respect of the potential implications of the proposal in relation to ecology, construction traffic and the capacity of the local school and surgery to accommodate an increase in population. However, such matters do not form part of the Council's case and adequate protection measures could be secured by condition that would adequately address the appeal scheme's impacts in respect of construction traffic and ecology. There is no evidence before me to indicate that the development proposed would be otherwise unacceptable.
41. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, (the Act) requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The Council considered that there would be a lack of inter-visibility between the

⁴ Drawing Nos 14934/02/AT01 rev A and 14934/02/AT02 rev A

Alms Houses and the proposed development and it would be difficult to view the new access and the Alms Houses together. It also considered that subject to the control that exists at reserved matters stage, in relation to boundary treatments, the setting of the Alms Houses would not be harmed. I concur with that assessment and I am satisfied that both the heritage asset and its setting would be preserved.

42. While I understand that my decision will be disappointing for some local residents, the information before me does not lead me to conclude that these other matters, either individually or cumulatively, would be an over-riding issue warranting dismissal of the appeal.

Planning obligation

43. Paragraph 204 of the Framework and Regulation 122 of the Community Infrastructure Levy Regulations require that planning obligations should only be sought, and weight attached to their provisions, where they are: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.
44. The Unilateral Undertaking secures the provision of 35% affordable housing on-site, an off-site contribution to play, recreation and leisure facilities and the provision and maintenance of the on-site public open space. I am satisfied that these contributions are justified by the Council's evidence on these matters. They are necessary, directly related to the development, and fairly and reasonably related in scale and kind to the development. Consequently these obligations meet the three tests for planning obligations set out in Regulation 122(2) of the CIL Regulations 2010 and the Framework. The Council has also informed me that these would not breach the 'five obligation limit' to which Regulation 123(3) of the CIL Regulations applies. I have therefore taken them into account in this decision.

Planning balance

45. Paragraph 49 of the Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development (paragraph 14) bearing in mind the objective (paragraph 47) to boost significantly the supply of housing.
46. The proposal would provide up to 25 new dwellings through a mix of market and affordable housing in an area where there is an acknowledged shortfall. There would also be economic benefits associated with the proposal including the provision of construction jobs, some additional local spend and New Homes Bonus and Council Tax receipts. Prospective occupiers would provide some support for and they would help to maintain the vitality of the local services and facilities. There would also be the opportunity to increase the amount of car parking for the Bell Inn. These social and economic benefits provide significant weight in favour of the appeal proposal.
47. In this case there are no specific policies in the Framework which indicate that development should be restricted. I have found that the development would cause only limited harm to the character and appearance of the area. In this case therefore, the adverse impact would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. The proposal would therefore constitute sustainable development. I consider this to be a significant material consideration

sufficient to outweigh the development plan conflict. There are no other factors which would justify withholding planning permission.

Conditions

48. I have considered the conditions put forward by the Council against the requirements of the Planning Practice Guidance (PPG) and the Framework. In the interests of conciseness, enforceability and to avoid duplication the wording of some of the suggested conditions has been amended. I have attached conditions limiting the lifetime of the planning permission and setting out the requirements for the reserved matters in accordance with the requirements of the Act. I have imposed a condition specifying the relevant drawings as this provides certainty.
49. A condition to secure a Construction Environmental Management Plan is necessary to ensure there are no significant adverse impacts upon general amenity or upon the highway.
50. In the interests of highway safety and the amenity of incoming residents, conditions would be necessary requiring the new estate roads and footways, a travel plan and highway infrastructure to be provided. I have not imposed Condition No 7 of the Council's suggested conditions as it would duplicate Condition No 5 below.
51. In order to address any increased risk of flooding arising from the development, it is necessary to require that development proceeds in line with an agreed drainage scheme. To ensure that the benefits of such a scheme are enduring, it is further necessary to require via condition an agreed approach to the management of the drainage scheme is established. It is also necessary to ensure that the ground levels of parts of the site remain unaltered due to flood risk.
52. In order to safeguard ecology conditions are required in relation to surveys for the presence of reptiles, the adherence with the ecology survey recommendations and a lighting strategy. To avoid duplication I have amalgamated Conditions Nos 2 and 12 of the Council's suggested conditions.
53. To avoid any presently unidentified contamination on site from resulting in adverse environmental effects, it is necessary to specify via condition the measures that must be taken in this respect should such contamination subsequently come to light.
54. The PPG advises that care should be taken when using conditions which prevent any development authorised by the planning permission from beginning until the condition has been complied with. In the case of the pre-commencement conditions, I consider that resolution of the matters specified to be so fundamental to the development that it would otherwise be necessary to refuse the application.

Conclusion

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

D. Boffin

INSPECTOR

Attached – Schedule of Conditions

SCHEDULE OF CONDITIONS

- 1) Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission and the development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
- 3) Unless modified under the conditions below, the development hereby permitted shall be carried out in accordance with the following approved plans: 3448/PL/001 Rev B, 3448/PL/003, 3448/PL/002 Rev E, 14934/02/AT01 Rev A, 14934/02/AT02 Rev A, 14934/02/AT03, 14934/02/T04, 14934/02/T01 Rev - dated 27/06/16, 14934/02/T02 – General arrangements and visibility splays for proposed parking areas to the rear of the Bell Inn and for Norbeth House.
- 4) No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. 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;
 - Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
 - A scheme to encourage the use of Public Transport amongst contractors; and
 - Measures to avoid traffic congestion impacting upon the Strategic Road Network.

The development shall be undertaken in accordance with the approved management plan.

- 5) No development hereby permitted shall commence until an access scheme has been submitted to and approved in writing by the Local Planning Authority. The access scheme shall include details of the proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture alongside their design, layout, levels, gradients, materials and method of construction

with reference to plans and sections as appropriate and a timetable for implementation. The access scheme shall be constructed and laid out in accordance with the approach thus agreed, and parking provision shall thereafter be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

- 6) No dwelling hereby permitted shall be occupied until it is served by a properly consolidated and surfaced footpath, carriageway and turning space where applicable, constructed to at least base course level between it and the existing highway.
- 7) No dwelling hereby permitted shall be occupied until a network of cycleway and footpath connections has been constructed within the development site in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority.
- 8) The new development shall not be commenced until a detailed Travel Plan has been submitted to and approved in writing by the Local Planning Authority. No part of the new development shall be occupied prior to implementation of those parts identified in the Approved Travel Plan as capable of being implemented prior to occupation. Those parts of the Approved Travel Plan that are identified therein as capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.
- 9) No dwelling hereby permitted shall be occupied until a 1.8 metre wide footway has been constructed across the site frontage with Broadway Road, as illustrated on the site location plan no. 3448/PL/001 Rev B, in accordance with a specification to be submitted to and approved in writing by the Local Planning Authority.
- 10) No development hereby permitted shall take place until a drainage scheme has been agreed in writing by the local planning authority (which shall include details of the hydrological and hydrogeological context of the development, discharge rates and volumes (both pre and post development), temporary storage facilities, right of discharge for surface water, the methods employed to delay and control surface water discharged from the site, the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, gullies, connections, soakaways and means of attenuation). The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
- 11) No dwelling hereby permitted shall be occupied until a scheme for the future responsibility and maintenance of the drainage scheme to which condition No 10 above relates has been agreed in writing by the local planning authority (which shall include details of implementation and maintenance). The drainage scheme shall be completed and maintained in accordance with the approach thus agreed.
- 12) The development hereby permitted shall not be commenced (including any ground works or site clearance) until a survey to determine the presence/absence of reptiles and if present, a mitigation plan or method

statement detailing measures to avoid harm to reptiles, has been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details and method statements.

- 13) The landscaping and layout details required by Condition No 1 above shall include the recommendations set out in Section 7 of the Ecological Survey dated July 2015. This shall include the provision of buffers to the existing hedges to the east and western boundaries, measures for protecting existing trees and hedgerows growing within the site, a scheme for the eradication of Himalayan balsam, fencing to prevent access to the river bank and the provision of bat and bird boxes.
- 14) No development shall commence until details of a lighting strategy, designed to be sensitive to bats, and the timing of any construction works during the period March to October (inclusive), has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
- 15) The ground levels of the site which fall within the extents of Flood Zone 2 and Flood Zone 3 as identified on the Environment Agency Flood Map for Planning (Rivers and Seas) shall not be altered from that shown on the site survey (drawing No 3448/PL/003).
- 16) Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

Costs Decision

Site visit made on 31 January 2017

by D Boffin BSc (Hons) DipTP MRTPI Dip Bldg Cons (RICS) IHBC

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

Decision date: 19 May 2017

**Costs application in relation to Appeal Ref: APP/R3325/W/16/3161355
Land to the Rear of the Bell Inn, Broadway Road, Broadway, Ilminster,
Somerset TA19 9RG**

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by G Pavier and M Biard for a full award of costs against South Somerset District Council.
 - The appeal was against the refusal of planning permission for residential development with associated vehicular access arrangements.
-

Decision

1. The application for an award of costs is refused.

Reasons

2. The Planning Practice Guidance (PPG) advises that parties in planning appeals should normally meet their own expenses. However, costs may be awarded where a party has behaved unreasonably and that behaviour has directly caused another party to incur unnecessary or wasted expense in the appeal process.
3. The PPG advises that an award of costs against a local planning authority may be procedural, relating to the appeal process, or substantive, relating to the planning merits of the appeal. It makes clear that a local planning authority is required to behave reasonably in relation to both of these elements and provides examples of unreasonable behaviour for both^[1]. The application was made in writing and therefore there is no need to rehearse the detailed points made.
4. The main thrust of the applicants' case is that in deciding to refuse the application contrary to the Council Officers' recommendation, the Council prevented or delayed development which should clearly be permitted and took into account vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis.
5. In this case I have noted the recommendation of the Council's Officers. I acknowledge that the applicants have concerns that the Committee refused the application even though there were no technical objections to the scheme from the Highways Authority, the Environment Agency and Wessex Water. I also note that they consider that the Committee did not take into account the lack of a 5 year supply of housing land and the implications of paragraph 14 of the National Planning Policy Framework (Framework).

6. However, the decision was one which was a matter of judgment. The Council's Members in this case were entitled not to accept the professional advice of Officers so long as a case could be made for the contrary view. The Council's statement and its associated evidence did support its decision, even though in my decision on the appeal I have supported the applicants, I do not consider that the Council's evidence which explained the reasons for the Council's stance was materially deficient in its reasoning.
7. Whilst I appreciate that the outcome of the application will have been a disappointment to the applicants, the Council did not act unreasonably in coming to that decision on the merits of the proposal and substantiated their position at the appeal stage.
8. I therefore find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the PPG, has not been demonstrated.

D. Boffin

INSPECTOR

Agenda Item 13

Schedule of Planning Applications to be Determined by Committee

Director: Martin Woods, Service Delivery
Service Manager: David Norris, Development Manager
Contact Details: david.norris@southsomerset.gov.uk or 01935 462382

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 6.30 pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 6.20 pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
14	TATWORTH AND FORTON	17/00177/LBC	External alterations to windows and doors, replacing soil pipes and rebuilding of east chimney. Various internal alterations to include removal of staircase (part implemented)	Tithe Barn, Pye Lane, Forton	Mr & Mrs Pike

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

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

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 14

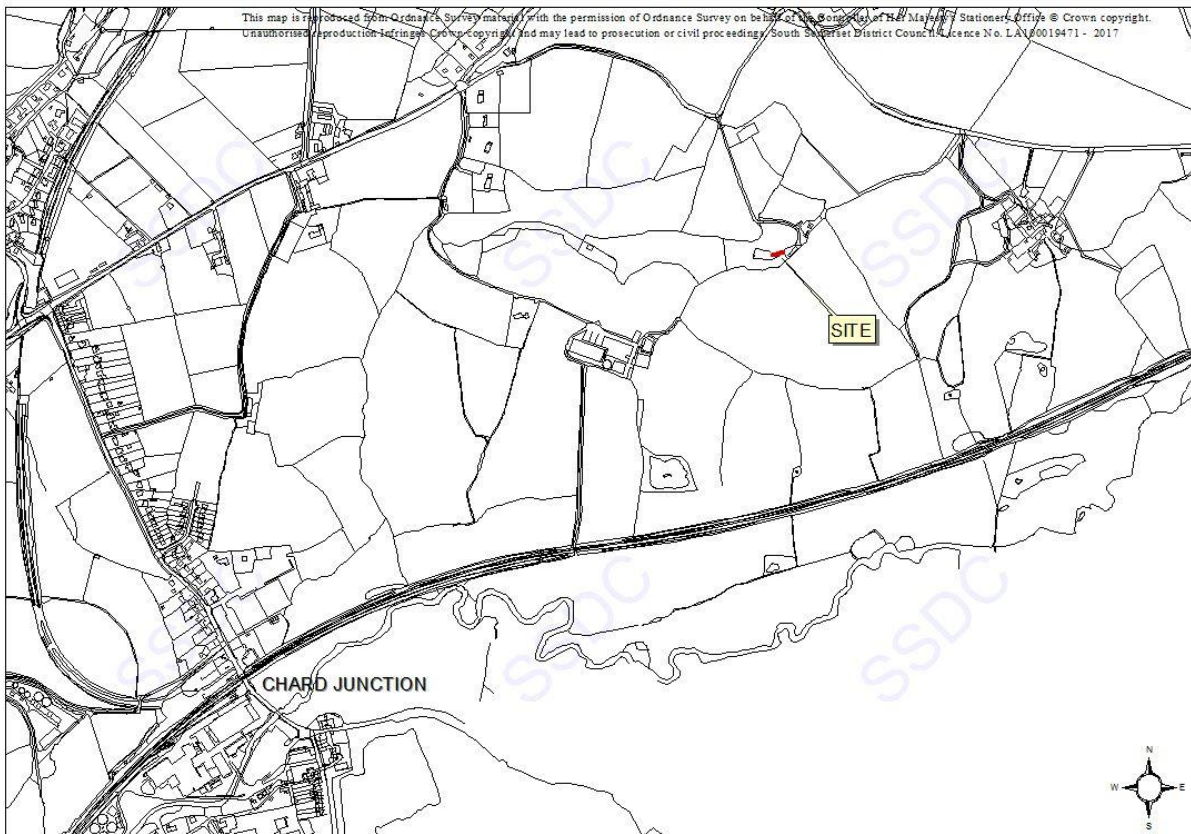
Officer Report On Planning Application: 17/00177/LBC

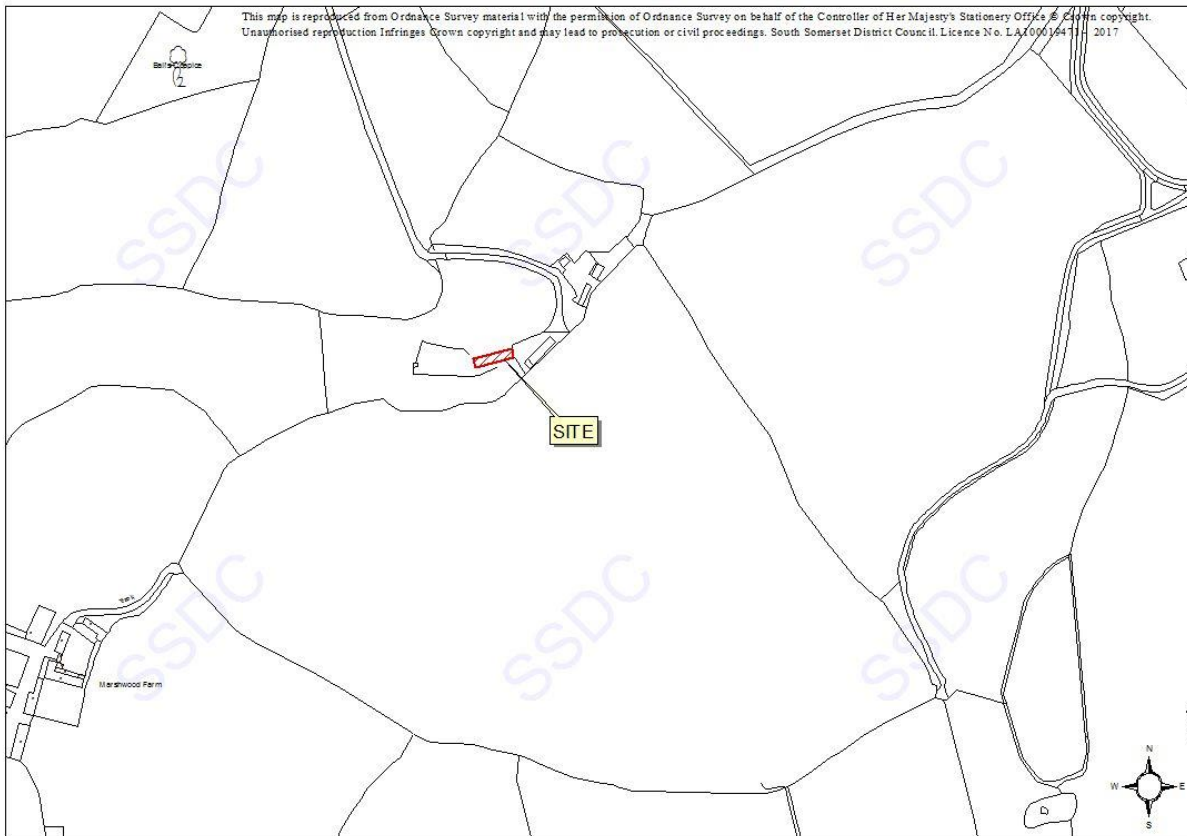
Proposal :	External alterations to windows and doors, replacing soil pipes and rebuilding of east chimney. Various internal alterations to include removal of staircase (part implemented)
Site Address:	Tithe Barn Pye Lane Forton
Parish:	Tatworth & Forton
TATWORTH AND FORTON Ward (SSDC Member)	Cllr A Turpin
Recommending Case Officer:	Rhiannon Selley Tel: (01935) 462510 Email: Rhiannon.selley@southsomerset.gov.uk
Target date :	17th April 2017
Applicant :	Mr & Mrs Pike
Agent: (no agent if blank)	
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

At the request of the Ward Member and the agreement of the Area Chair this application is referred to committee to discuss the merits of the replacement of the staircase.

SITE DESCRIPTION AND PROPOSAL





This application is for the retention and regularisation of unauthorised works to this Grade II listed building.

The Tithe Barn is a stone built vernacular farmhouse set under a thatched roof.

This application was submitted as the result of an enforcement case and subsequent pre-application discussions. Consent is sought to retain previously completed internal and external alterations and to complete uncompleted works, including:

External Works

- Moving kitchen doorway from east gable to south (front) elevation and providing new door
- Removing window from west gable and sealing opening with stonework
- Providing new opening and French doors in west gable
- Changing door to French doors at west end of south elevation
- Replacing majority of timber windows with timber double-glazed windows
- Removing pitch fibre soil pipe and providing cast-iron soil pipes and painted plastic waste pipes on south elevation
- Rebuilding of east chimney and addition of one chimney pot
- Internal Works
- Removing stud partition walls forming cupboards in the kitchen
- Removing staircase from kitchen to upper floor
- Removing partition between west end and central room
- Removing modern wooden winder staircase from south-west corner
- Removing section of floor to central room and insertion of new staircase
- Lining rear of ground floor fire places with brick and covering jambs of west fireplace with brick
- Replacing plasterboard ceilings with new plasterboard ceilings

- Re-plastering and tanking rear wall
- Re-arranging partitions at west end of first floor and re-siting bathroom 17/00760/FUL

RELEVANT HISTORY

15/00189/LB - Enforcement Enquiry

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

NPPF: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building; park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application:

Policies of the South Somerset Local Plan (2006-2028)
Policy EQ3 - Historic Environment

CONSULTATIONS

Tatworth and Forton Parish Council: Recommend approval

SSDC Conservation Officer: (summary) Much of the work undertaken would be acceptable, or have been justified through this application. The matters that remain an issue are as follows:

The removal of the staircase:

The staircase was in the southwest corner, adjacent to the fireplace. This is a traditional position for a staircase. The walls within the stairwell are curved to accommodate the half spiral of the staircase.

The applicants evaluation of the building indicates that there has been a staircase in this position since approximately 1590, but that the staircase in the stairwell dates from the 1970s.

Provided the staircase did date from the 1970s, there is no loss of historic fabric. What has been lost is the significance of the position of the staircase. This position, at the end wall adjacent to the fireplace is very typical of the 16th century plan form of houses. Historically many have been lost as staircases have moved to other positions in the house, as such the survival of a staircase in this historic position is of great significance. It is unlikely if the staircase, the carcass, replaced in the 1970s would have dated from the 1590's and therefore was one of a number of replacements. Just because the staircase itself was not original does not diminish the significance of the fact that a staircase in that position is historic and is of great historic and architectural interest.

The applicants view is that the remaining circular profile and evidence of the window at floor level on the gable end are sufficient to show their part in the development of the house, and that a more modern style of staircase is likely to have been inserted at some point in the past.

I do not agree that this justifies the removal of the staircase from this position. There are occasions that both staircases survive in the building, the older spiral is not automatically removed. This house has been through its unique evolution, and we should not superimpose a theoretical or typical evolution on this building. There is no evidence that the building could not function as a dwelling with a staircase in this position, and to that extent I consider that this alteration is not justified and is harmful in that it removes a feature of special architectural and historic interest.

Insertion of new staircase and removal of floor:

As indicated above, staircases have been historically inserted in buildings as the use of buildings has evolved. To that end, it may be possible to insert a new staircase.

The new staircase is sited centrally to the house. It is in an open stairwell. That is the area opened up is larger than the staircase, and forms a well in the centre of the house. This has resulted in a loss of fabric in relation to the floor. The elevation states that the floors are mostly modern, but does not elevate the area lost. It would appear that the floor structure could have dated from the late 16th Century.

Whilst I feel that it would be feasible to agree an additional new staircase in the house, without prejudicing my objection the loss of the histrionic position, the position and design of the proposal is sensitive. The opening up of the floor to form an open stairwell that is only partly occupied by the stairs is out of character with this dwelling. It is atypical of buildings of this form to have an open stairwell. There is no justification for this intervention, and whilst the fabric may be 'modern' the final effect is harmful to the significance of the building, which is two storey house with discreet ground and first floors, without the ability to stand on the ground floor and look up without obstruction to the second floor ceiling.

Removal of Ground Floor Partition:

There was a partition between the west room and central room. This appeared to be of modern construction and to be part of the 1970s alterations.

The submitted evaluation has been informative in this respect and shows the line of the wall removed to be consistent with the line of the wall which was part of the three room house in the 1590 to 1599 phase. The wall remained on this line, perhaps replaced in the 1970s, until it was removed in the last few years.

The line of this wall is of significance to the historic plan form of the building. Whilst the wall may not have been original, its position was historic and was part of the significance of the house.

The harm to the building overall is less than substantial. We need to make that judgement. Harm remains harm and there is a statutory bar in place, and the NPPFs requirement that great weight should be given to the conservation of the asset.

Overall the applicant has undertaken a large amount of acceptable work to this building, albeit without consent. For me the cumulative levels of harm from the three identified elements to the special architectural and historic interests of the building are such that the impact is towards the higher end of less than substantial harm. I am of the view that alterations undertaken are harmful and not justified, in the context of the statutory requirements and those of the NPPF. I consider that features of special interest which the building possesses have been lost and that these changes are harmful to the significance of this listed building.

Historic England: The removal of the staircase and floor are defined as substantial demolition within

statute. We are therefore required to consult Historic England.

(Summary) The heritage significance of the Tithe Barn is derived from the evidence that survives within the fabric, the form the building takes and its layout. The historical, evidential and aesthetic interest of the building contributes to its overall significance as a multi-phased former farmhouse and agricultural building with historic links to nearby wealthy and influential landowners.

We previously advised that alterations to the western stone stair access that involved the removal of a winder staircase, the filling in of a window opening and the insertion of a double door at ground level has caused significant levels of harm by removing an understanding of the function of the staircase in providing access to the first floor and that these unauthorised works have negatively impacted on the way the historic use of the building is appreciated. We acknowledge that based on photographic evidence supplied by the applicant that the staircase that was removed is likely to have been a modern timber replacement that probably little resembled the original, but its position and continuing use indicated the historic relationship between the two levels and the form and function of the stair turret. There is some doubt whether the window opening was historic but in the absence of any evidence to the contrary it must be assumed that it is. The net result of the works has been to diminish the character of this part of the building and to obscure its legibility therefore we advise that they are reversed and a staircase is reinstated in materials and of a design to be mutually agreed between the local authority and the applicant.

Our advice regarding the addition of a central staircase is that its location, scale and appearance is not in keeping with the proportions indicated by the ground floor ceiling heights and floor levels and is contrary to the historic plan form and hierarchy of space congruent with a modest farmhouse. The cellular plan form has been all but lost by the removal of internal partitions, and it is noted that in recent estate agent particulars that masonry wall nibs had been retained in principal rooms indicating the position of the main partitions but they have now been removed and this is regrettable. This, in conjunction with the other works detailed above has contributed to a loss of legibility of individual spaces within the building.

The removal of the winder staircase at the western end and the insertion of a feature stair case in a prominent central position within a large ceiling void, seen as a whole, have served to erode and undermine the Tithe Barn's inherent character causing considerable harm to the overall heritage significance of the asset. These are works that would not have been supported at a proposal stage.

National Planning Policy Framework (NPPF) Paragraph 132 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.' The level of harm is considered to be less than substantial but we have not been made aware of any public benefits that would accrue from the regularisation of these unauthorised works to outweigh this level of harm.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

We recommend that the unauthorised works detailed above are reversed reducing the harm caused to the heritage asset. We acknowledge that the previous first floor configuration and stair access was not conducive to family life but consider that an alternative form and position be sought under advisement from the local authority which is more sympathetic to the character of Tithe Barn.

REPRESENTATIONS

One representation was received offering support for the proposal.

CONSIDERATIONS

As can be seen from the comments of Historic England and the Conservation Officer, there is concern about the proposed and implemented internal works and the subsequent impact upon this historic listed building. Both of these commentators agree that the level of harm is considered to be less than substantial but is not justified in the context of the statutory requirements and those of paragraph 132 of the National Planning Policy Framework. Less than substantial harm is not a less than substantial objection and should not be taken as an indicator that consent should be granted.

It is noted that the applicant considers the proposals are justified to facilitate family living. However; the conservation officer is of the view that they are harmful and this does not constitute a clear and convincing justification as required by the NPPF. Whilst he is, in general terms, amenable to change to buildings to allow them to be relevant to the 21st Century, these changes should be based on what is appropriate for the building, not changes imposed on them on the basis of the owner's desires.

As per the Conservation Officer's comments, the majority of the works would gain consent however, the harm from the removal of the staircase at the western end of the building, the removal of the floor and insertion of a staircase in the centre of the building; and the removal of the cross wall to the west end have such an impact that consent should not be granted. I also note the proposed painted plastic waste pipes; during pre-application advice the conservation officer confirmed that these should be metal. To clarify, the conservation officer's position is that the timber winder staircase to the south west has been in position for over 400 years; this is highly significant and should be replaced. He does not object to the new staircase within the centre of the building to facilitate family living, he does however object to the large hole left in the floor and would close the void and relocate the staircase.

The applicant has been offered the opportunity to revisit the internal works to the building with a view to negotiating an acceptable way forward, but they have indicated that whilst they are happy to discuss the application, they do not wish to amend the location of the staircase. To address the Conservation Officer's concerns regarding the removal of the staircase at the western end of the building, the applicant has proposed the positioning of sections of limestone stepped into the plaster of the former stairwell. This is to give an indication of the existence of a former winder staircase in this position. In addition to this the applicant has suggested installing a timber head plate with mortices at the approximate frequency of studs, to be fixed to the underside of the ceiling in the position where a former partition existed. This is with the aim of addressing the Conservation Officer's concerns regarding the removal of the cross wall to the west end of the building. Verbal comments from the conservation officer note that these proposals do not adequately address his concerns. Any detailed comments received from the Conservation Officer will be relayed verbally at committee.

CONCLUSION

For the reasons considered above and in accordance with Section 16 of the Listed Building and Conservation Areas Act, Policy EQ3 of the South Somerset Local Plan (2006), and Chapter 12 of the National Planning Policy Framework 2012. It is not considered that the application can be supported.

RECOMMENDATION

Refuse for the following reason

SUBJECT TO THE FOLLOWING:

01. The proposed alterations by reason of the loss of loss of the historic plan form, and the introduction of an alien open hallway in the centre of the building would be detrimental to the special architectural and historic qualities of the Grade II listed building. There is a lack of clear and convincing justification to demonstrate that any benefit outweighs the great weight to be given to

conservation of heritage assets. The proposal is therefore contrary to Section 16 of the Listed Building and Conservation Areas Act, policy EQ3 of the South Somerset Local Plan (2006) and Chapter 12 of the National Planning Policy Framework 2012.
