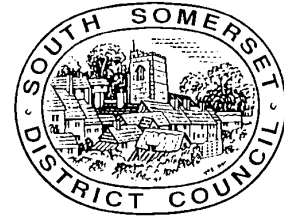


South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 6th December 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 6.45pm.

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 Monday 27 November 2017.

Alex Parmley, Chief Executive Officer

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



Information for the Public

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 6 December 2017

Agenda

Preliminary Items

- 1. To approve as a correct record the Minutes of the Previous Meeting held on 15th November 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 17th January 2018 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. Blackdown Hills Area of Outstanding Natural Beauty (AONB)** (Pages 6 - 11)
- 8. Area Development Plan and Budget - Half Year Progress Report** (Pages 12 - 22)
- 9. Section 106 Obligations** (Pages 23 - 43)
- 10. Area West - Reports from Members on Outside Bodies** (Pages 44 - 45)
- 11. Area West Committee - Forward Plan** (Pages 46 - 48)
- 12. Planning Appeals** (Page 49)
- 13. Schedule of Planning Applications to be Determined by Committee** (Pages 50 - 51)
- 14. Planning Application: 16/01967/COU - Land OS 5743 The Drift, Forton** (Pages 52 - 61)

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

Blackdown Hills Area of Outstanding Natural Beauty (AONB)

Assistant Director: Helen Rutter, Communities
Lead Officer: Tim Cook, Areas East and West Team Leader
Contact Details: tim.cook@southsomerset.gov.uk or 01963 435088

Purpose of the Report

To update members on the work of the Blackdown Hills AONB partnership.

Public Interest

This report provides an annual update on the activities and projects carried out by the Blackdown Hills Area of Outstanding Natural Beauty (AONB) partnership.

Recommendations

Members are asked to:

- 1) Comment upon and note the report;
- 2) Agree in principle to continue SSDC contribution to the core funding of the AONB Partnership of £6000 in 2018/19, subject to confirmation of Area West budgets in February 2018.

Background

The Blackdown Hills is an unspoilt landscape on the Somerset and Devon border, rich in wildlife, beauty and heritage. The Blackdown Hills were designated an Area of Outstanding Natural Beauty in 1991 after the Countryside Commission's landscape assessment judged the Blackdown Hills landscape 'to be outstanding due to the subtle combination of four characteristics':

- An isolated, unspoilt rural area
- Diversity of landscape patterns and pictures
- A unique geology
- A landscape with architectural appeal

An AONB also encourages the social and economic wellbeing of its local communities; promotes sustainable development and has regard to the needs of recreation.

There are six South Somerset parishes wholly or partly within the AONB. They are Buckland St Mary, Broadway, Combe St Nicholas, Tatworth & Forton, Wambrook and Whitestaunton. However, as Ilminster, Chard and many other villages are so close to the Blackdown Hills, plenty of residents in South Somerset enjoy spending time in the AONB and benefit from the work of the partnership.

AONB Management and Funding

The AONB is managed by a partnership which is made up of six local authority core funding partners, other public bodies, the 41 parish councils with the Blackdown Hills, community organisations and voluntary groups.

South Somerset District Council, along with the five other local authorities that sit within the AONB (Devon County Council, East Devon District Council, Mid Devon District Council, Taunton Deane Borough Council and Somerset County Council) has statutory duties in relation to the Hills. These

duties include being involved in the preparation and review of the five-year Management Plan, with the current plan covering the period 2014-19. The 2019-2024 AONB Management Plan review process is now underway. All local authorities have requested that the AONB lead on review of the management plan, although AONB are still awaiting written confirmation from Somerset County Council. We will then formally write to Natural England.

In addition, it is a statutory responsibility of the six Local Authority partners to contribute 25% of the core funding to cover the running costs of the small staff team; with the other 75% coming from Defra. This funding ratio is fixed by Defra and the level of core funding is agreed through a Memorandum of Agreement. It should be noted, that if any Local Authority partner reduces their funding contribution this will result in a reduction in the amount of money from Defra.

The table below shows what each local authority partner has contributed this financial year.

Funding Partner	Amount contributed
Devon County Council	9,274
Somerset County Council	5,122
East Devon District Council	9,323
Mid Devon District Council	8,500
South Somerset District Council	6,000
Taunton Deane Borough Council	10,000
Total from Local Authorities	48,219
Defra	165,465
Total funding	213,684

Through the Area West budget, SSDC has agreed to contribute £6,000 per annum in the period 2017-18. This figure represents good value for money when taking into account the quality of the projects and activities delivered through the partnership and the wide range of benefits residents in and around the AONB gain from enjoying the Blackdown Hills.

Councillor Martin Wale represents SSDC on the Partnership Management Group (see attached report). Tim Cook and Nicky Doble represent SSDC on the Officers Support Group.

AONB activities project work and associated programmes

The AONB has a small staff team who carry out a range of work across the area, during 2017 that work has included:

Natural Futures

This 3 year project is nearing the end of its third year and is proving to be very popular and has successfully encouraged many more people to engage with activities and events within the AONB. The project has 3 strands:

Discover it

This is all about education and training. BBNF Officer left the project in September. Cost savings from redundancy and salary used to contract DBRC and SERC to continue and extend training programme until the end of October. Each year 3 conservation graduates are given the opportunity to take part in a 6 month fieldwork placement, which provides them with the essential work experience they need to progress their careers. This year's ecology graduates currently applying for jobs and have had some success with being selected for interviews (but no job offers yet). All are also involved in additional volunteering or work experience in ecology

sector. The trainees and BHN Officer surveyed 30+ sites in to date including 2 sites suitable for LWS designation in Somerset and 4 sites at Devon CWS quality. Permission obtained to survey over 50 sites and training schedule extended to survey as many as possible.

The Natural Futures Officers have also held educational sessions with all 10 schools. In South Somerset Neroche and Buckland St Mary Schools have been involved. The new half-day format worked extremely well (to fit with new art project) and excellent feedback has been received from children and teaching staff. Planning to continue the school sessions in 2018 is now underway. Annual cost of £3800 identified and 50% of this funding is already secured.

In addition, a number of short films have been made of local experts covering various subjects including Hillforts, farming wild flower meadows, woodland management, the Romans and reptiles. These films are all available to view on the Natural Futures website. Additional/final training programme filming took place in September.

Share it

The Natural Futures website is the main conduit for sharing information and brings together all the photos, film clips, stories, discoveries, advice and achievements into one place. The website is being continually updated <http://www.blackdownhillsnaturalfutures.org/front> with ongoing project progress/ newsletters. There is good social media coverage via AONB accounts. Archiving of the website is being planned for the end of the project and the site will remain live as information resource.

The smartphone app project has been abandoned due to technological challenges and issues with sub-contractor used by Plymouth University. The full original budget of £5k remains (no charge/costs incurred from Plymouth University due to non-delivery).

14 community events and activities to develop natural heritage skills and understanding were planned for 2017 and advertised and 11 have run so far. The majority of events have been fully booked with a waiting list. More than 45 events have been delivered through the project attended by over 1600 people.

Do it

To date over 20 CNPs have now been actively supported through projects covering habitat improvements and creation at a wide range of sites. Of these 13 are still active' and in various stages of development. In South Somerset that includes habitat management of a meadow, woodland, and a pond (including new record of water vole!). in Combe St Nicholas, pond restoration in Tatworth, the creation of a wildlife garden at Buckland St Mary School and habitat creation and improvement in the recreation field and around the village hall in Ashill.

Dormouse monitoring volunteers continue to be supported to ensure sustainability. 5 volunteers have now obtained NE licences.

Additional budget allocated for consultants to provide extra support and to run workshops for groups.

Nature and Wellbeing Project

This is a joint project with the Quantock Hills and Mendip Hills AONBs and is funded by Public Health Somerset. The aim of the project is get people who would not normally venture into an AONB, into the countryside doing some form of gentle physical activity.

Kristen Lambert, the officer leading the programme has built partnerships with a number of groups in Chard including the Watch project, Chard Memory Café/Alzheimer's Society and Chard Children's

Centre. Kristen is currently working with Ferne Animal Sanctuary and the Alzheimers Society to develop a volunteering project, which will benefit both groups.

Since November 2016 she has worked an additional day to coordinate Somerset's Naturally Healthy Month (May) 2017 and join with Active Devon to spread this activity month across the two counties. The cost of this extra day was also covered by Public Health Somerset until the end of July 2017.

The Project Steering Group agreed to continue to jointly fund this extra day until March 2018. During this period Kristen will research funding opportunities that may enable the continuation of a specific element, yet to be decided, of the current nature and wellbeing project, e.g. obesity in primary school aged children, Alzheimers, mental health in young people, adults with learning difficulties.

The cost of this additional day over the 8-month period is £4,800. Which divided equally among the AONB partners is £1,600 each. Discussions with Public Health are on-going regarding their ongoing involvement beyond the current funding they are providing.

Planning

It is quiet on applications in South Somerset in the AONB.

Permission was given for a new dwelling at Buckland St Mary several years ago for a new dwelling to replace an uninhabitable home on site. This has not been implemented although people continued to live on the site. This application is essentially a revision of the original permission.

The Partnership are working with the Quantock Hills and Mendip Hills AONB to run a workshop with planning officers on issues around agricultural buildings, including progressing design guidance. It will be in Taunton on the 24th November 2017. check details on email

Financial Implications

Like the other local authorities that make up the partnership, SSDC continues to contribute an annual grant towards the running costs of the AONB. The agreed financial contribution of £6,000 per annum has been funded through existing budgets in 2017/18. Approval in principle to continued funding in 2018/19 is recommended but this is subject to the Council's budget setting process and available budgets for 2018/19.

Council Plan Implications

Working in partnership with the Blackdown Hills AONB helps address Focus 2 of the SSDC Council Plan:

- The environment - the work of the AONB helps make South Somerset an attractive place to live, work and visit.

Carbon Emissions & Climate Change Implications

The Blackdown Hills AONB website is a useful resource for homeowners seeking information on renewable energy and light pollution.

Equality and Diversity Implications

The Blackdown Hills AONB works to ensure that people with limited mobility can enjoy the countryside easily by promoting easy access trails.

Background Papers

- Area West Committee – Blackdown Hills AONB December 2016
 - Area West Committee – Blackdown Hills AONB December 2015
 - Area West Committee – Blackdown Hills AONB December 2014
 - Area West Committee – Natural Futures February 2014
 - Area West Committee - Blackdown Hills Area of Outstanding Natural Beauty (AONB) October 2013
 - Area West Committee - Blackdown Hills Area of Outstanding Natural Beauty (AONB) October 2012
-

THE BLACKDOWN HILLS AONB PARTNERSHIP

It is difficult to report on the many interests and projects undertaken by the AONB in the space of a committee report.

The make-up of the Executive, which contains representatives from four District and two County Councils, CPRE, NFU, Natural England, Blackdown Hills Business Association, Somerset Wildlife Trust, Parish Network, and several Special Appointees, shows the diversity of the expertise and opinion that has been drawn into this organisation.

We, of course, have a seat at the table, as a small part of SSDC and a large part of Blackdown Ward falls within the AONB and we annually give a Grant to the organisation.

I know we all sit on various Committees but personally my time on the AONB Executive is certainly interesting, instructive and productive. I'm not sure that can be said for all organisations!!

Coming, some time ago from a Town background, I never dreamed I would be involved with an organisation fighting to stop an invasion of American Cray fish wiping out our own native species! Or receiving reports on the Otter population or even the re- introduction of Beavers!

But the wild life is only a small part of the picture, I would recommend you to go to the Web Site and view the ambitious programme planned for the coming year. This comes under three main themes –

1. Landscape
2. Sustainable Development
3. Communication and Management

There is something for everybody within the programme whether your thing is walking, wild life surveys, hedge laying competitions, volunteering, heritage projects and much more.

Small business is flourishing in the AONB area and cooperation is maintained to keep the balance between their operations and retaining the beautiful and unique character of the Blackdowns.

I would like to thank all the staff at the AONB for their help, particularly Lisa Turner, the full time Planning Officer who is a great help when Planning Applications arise within the ANOB.

Copies of the latest Newsletter will be available at the meeting.

Martin Wale

Area West Representative Blackdown Hills ANOB Partnership

Agenda Item 8

Area Development Plan and Budget – Half year progress report

Assistant Director: Helen Rutter, Communities
Lead Officer: Tim Cook, Area Development Lead (West/East)
Contact Details: Tim.cook@southsomerset.gov.uk or 01963 435088

Purpose of the Report

To provide members with an update on the progress of projects and work taking place in Area West.

Public Interest

The Area Development Service supports the Council's four Area Committees (North, South East and West) to work closely with communities to help make South Somerset a great place to live, work and visit. The report gives a half year position on progress with implementing the Area Development Service Plan and gives Members the opportunity to consider any adjustments they might wish to make at this point during the year.

Recommendations

- (1) To note and comment on progress with projects in the Area Development Plan;
- (2) To note the current position on community grants and other project budgets held by Area West.

Background

Budgets are approved in February each year. Each of the 4 Area Committees has delegated responsibility for monitoring budgets within its control. Area West considers all decisions relating to grant requests over £1,000, its Capital Programme and the allocation & spending of its Reserve. The Executive continues to monitor all budgets on a quarterly basis.

The Area West Committee focuses its resources to address local needs in order to promote improved quality of life in Area West. The Area Development Plan 2017/18 contains a set of local priorities, agreed by the Committee and a work programme with targets, to carry these forward throughout the year.

Each Area Development team has a service plan (see Appendix 1) which contains a set of local priorities and a work programme. This document is updated on an annual basis with targets designed to show how the Area West Committee resources are used to address local needs and promote improved quality of life in Area West. Priorities for 2017-18 and progress against projects in the Area West Development Plan are attached in Appendix 1.

Area Development Plan

Staffing changes in the Area West team and the pause in the Chard Hub project have had a result on delivery and the team is working hard to adjust and refocus. Transformation has also started to have an impact on staff time in Area Development and is clearly a consideration when agreeing new work.

	Place Leads	Project/Theme Leads
Tim Cook AD Team Lead	n/a	<ul style="list-style-type: none"> • Support for Ilminster Neighbourhood plan
Dylan Martlew (37hrs) NDO Communities	Chard	<ul style="list-style-type: none"> • Local Economic Regeneration • Infrastructure projects (SLW etc) • Community Grants
Nicky Doble (18.5hrs) Project Worker (18.5hrs) PA/Projects	Ilminster & Parishes	<ul style="list-style-type: none"> • Blackdown Hills AONB liaison • Click into activity
Alison Baker (up to 15hrs) Project support - Freelance	Crewkerne & Parishes	<ul style="list-style-type: none"> • Project delivery/support

The team is supported by a Community Support team, made up of 3 Community Support Assistants (equal to 3.1 FTE) and 1 part time Deputy Community Support Office Manager (equal to 0.5 FTE) who also provide front office customer support and project support.

Progress of the work to date in relation to the current Service Plan is presented in appendix 1. In addition to the activities outlined in the Service Plan, the team deals with a wide range of queries from parishes, individuals and organisations. Some are relatively straightforward requiring on the spot advice and sign posting and others involve more intensive support and have led to more work around issues such as registering an Asset of Community value or giving funding advice.

Funding Overview

Appendix 2 gives a summary of all project and grants budgets for 2017/18. Appendix 3 is an overview of the Capital Programme. Appendix 4 gives an overview of all funding awards made from AWC budgets within the first 6 months of the 2017/18 year.

Financial Implications

There are no new financial implications arising from this report.

Council Plan Implications

The Area Development Plan and resources allocated by AWC are in compliance with the current Council Plan.

Carbon Emissions & Climate Change Implications

This is considered on an individual project and programme basis.

Equality and Diversity Implications

This is considered on an individual project and programme basis

Background Papers

- Area West Development Plan and Budget Report June 2017
 - The SSDC Council Plan
-

Place & Performance
Area Development West Service Plan 2017-2018

Portfolio Holder – Councillor Valerie Keitch

Team Lead – Tim Cook

Communities Lead – Helen Rutter

Set out below are the key projects & programmes being undertaken by the team (either directly or in support of community groups & other partners) where we have a key role in the delivery of the projects. This Plan sits alongside our core work or responding to issues & problems on a day-to-day basis, working with Councillors & other services across the Authority and beyond, to try and resolve them.

Completed	In Progress – On Target	In Progress – Risk of Missing Target	Behind Target	Future Action – not started

Service Action Plan: *Top level actions – more detail is within individual work programmes / project plans*

Action	Lead Officer	Target Date	Outcomes to be achieved this year	Current Progress
Support the Chard Regeneration Scheme Project Manager (CRS PM) to progress work in the town centre	TC/DM	Ongoing	Vibrant town centre	Support provided to PM Timothy Douglas. Meetings planned for 2018. ADTL continues to attend meetings.
Deliver and support business related events in Chard including on the 4 th Floor of Lace Mill, using events to gather evidence of what local businesses need to grow.	DM & CSAs	Ongoing	Better informed businesses	Five Hub events held up to July 17 then discontinued. Chard Business Voice networking group supported to provide events. Digital Inclusion event postponed. Digital Cluster Group formed, future open events planned.
Provide support to deliver projects identified in Chard Town Team's Action Plan	AB/DM	Ongoing	Stronger relationship with business sector and increased footfall in Chard	Chard Town Team main focus is delivering events. Working with CTT through attendance at meetings ongoing.
Design and deliver Town Centre events programme to allocate resources set aside by AWC.	DM, AB & TC	Report to AW August 2017	Increased footfall in market towns	Programme launched. First round extended to end Nov. As at 15/11 one application received, two others expected.

Develop a Local Economic Strategy for Crewkerne	AB, ND & CSAs	Autumn 2017	Businesses work together on beneficial projects	Organised Business Breakfast meeting in Crewkerne on 23 rd Nov. Verbal update will be given at the meeting.
Develop a Local Economic Strategy for Ilminster	TC/ND	Autumn 2017	Businesses work together on beneficial projects	Project to start with a business survey. Template supplied.
Chard Business Hub	DM	On hold	Stronger business community	On hold pending third party reports
Market Town Investment Group, support towns to take an active role in the Digital High Streets programme	DM ND	Ongoing Officer time to provide support	Improved digital presence for our market towns	Detailed work with Chard MTIG reps has created Digital Chard initiative and suite of project proposals in partnership with Chard Town Council and local organisations.
Support the Local Information Centres with SLAs	DM	Summer 2017	Improved promotion of the 3 towns	Negotiated change from TIC to LIC with Chard Town Council (as operator of TIC). 2017/18 SLA's for Crewkerne, Ilminster and Chard in place.
Continue to provide advice to potential applicants to LEADER programme as and when required	TC & DM	Ongoing	Support for prospective projects results in investment	Three applicants supported to make preliminary applications.
Support ABCD in the development and implementation of projects from Crewkerne Community Plan	AB	Ongoing	Stronger sustainable community	Additional support from SPARK secured. Attended Community event in Crewkerne in conjunction with Spark. Business Breakfast meeting in Crewkerne on 23 rd Nov
Support Ilminster Forum in production of the Community Plan	ND/TC	Ongoing	Publish Community Plan with Action Plan	Community Plan published. Move to support delivery.

Support Ilminster's Neighbourhood Plan Group	TC	Ongoing	Town has influence over growth	Support provided to the Town Council to establish a Project Group. Next step is to begin gathering relevant evidence and engage in Local Plan review process.
Support development and implementation of parish plans as and when required. West & Middle Chinnock currently only village working on a plan	DM & TC	Ongoing	Improved evidence of need which can be used to enable a wide range of projects.	Currently no requests for support.
Provide support and advice to community groups seeking funding, including S106 funds, and manage and assess SSDC community grant applications	AB, DM & ND CG	Ongoing Admin Support	Continued engagement with communities	Ongoing community grant assessments. Supporting Crewkerne TC with potential changing room / toilets at Happy Valley. See grants summary.
Support Haselbury Plucknett to progress the feasibility, funding and design of a new village hall	TC/AB	Ongoing	Better community facility for the village	No recent contact. Officers to re-establish contact.
Run a high quality access point and advice service for the public at the community offices	DH & CSAs	Ongoing	Improved customer service and access to local information	Community Office update report considered by AWC in September.
Support the development of new and / or improved play areas	DM & AB	Ongoing	Better play facilities in towns and villages	Assessed grant application from Crewkerne TC for improvements to Henhayes play area. Supported the development of Chard 'Plot 5', Jarman Way, now usable with seating and goal. Watching brief on Henson Park.
Partake in local Community Safety Partnerships	HV & TC	Ongoing	Greater partnership working on community safety	Attend Chard One meetings fortnightly

Provide support to parishes wanting to carry out Housing Needs Surveys	ADT	Ongoing as required	Parishes have clear evidence of need	Survey supported in Merriott.	
Support the work of the Rural Housing Strategy	ADT	Ongoing	Attend meetings and events	Meetings and events attended.	
Provide support to the CLICK into Activity Steering Group	ND	Ongoing	Healthier residents	CLICK meetings attended this year and advice given.	
Support the South Somerset Digital Inclusion Group	DM	Ongoing	Event at Lace Mill	Event organised but postponed due to lift failure and again due to low online registration level. To be reviewed in 2018.	
Support Crewkerne Connect – Adult Health and social care	AB	Ongoing	Stronger partnership working in the care sector	AB Was attending this but I uncertainty about the future of the group.	
Support work to extend sustainable routes through Chard and onto Tatworth	DM	Ongoing	Deliver legal agreements for creation of route	Negotiations with parties continue positively. AWC agreed to fund a limited contribution to land-owner costs of transfer. Work continues to define route and estimate build costs.	
Support the Blackdown Hills AONB Partnership	TC/ND	AW report December 2017	Greater engagement with the natural environment	Review of the AONB Management Plan 2019 – 2024 is underway. Progress report & presentation at AWC December 2017	

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

TC = Tim Cook

DM = Dylan Martlew

AB = Alison Baker

ND = Nicky Doble

DH = Debbie Haines

CSA = Community Support Assistant

Appendix 2

AW Budget Summary with Remaining Available Resources – 2017/18

1	Budget type	AW Capital Programme <ul style="list-style-type: none"> • Rolled forward annually • £25k top up by DX each year 	AW General Grants Reserve <ul style="list-style-type: none"> • Revenue budget • Not replenished 	AW Community Grants <ul style="list-style-type: none"> • Annual revenue fund • Must be spent or committed in year • Renewed annually • Includes Members discretionary
2	Year start position 2017/18	£ 56,748	Market Town Vision = £47,187.31 Town Team Chard (Portas)= £1,945.73	£26,240 + £10,741 16/17 carry forward = £36,981
3	Commitments to projects	£13,041 For detail please see Appendix 3	Market Town Vision - Programme of projects arising from the Digital Audit to be agreed within the next few months Town Team Chard - funding drawn down annually	£24,069.53 (including £4,500 ring fenced for Town Centre Events programme) For detail please see Appendix 4
4	Allocations not yet committed to individual projects	£0	£0	N/A
	Uncommitted balance at: 15th November 2017	£43,707	£0	£12,911.47

Appendix 3

AREA WEST

	2017/18 Estimated Spend £	Actual Spend to 30/06/2017 £	2017/18 Remaining Budget £	Future Spend £	Responsible Officer(s)	Responsible Officers comments on action on slippage and performance against targets
Crewkerne Rugby/Football Club - Floodlighting	10,000	10,000	0		Tim Cook	Grant awarded at July 2016 Committee. Project completed
Henhayes Centre - Extension	12,500	12,500	0		Tim Cook	Grant awarded at July 2016 Committee. Project completed.
Chard Business Hub Project	63,920	0	63,920	0	Dylan Martlew	Project approved at Committee on 15 June 2016.
Merriott PC Phase 2 Rec Ground	5,000	0	5,000		Dylan Martlew	Grant awarded at August 2017 Committee
Crewkerne TC Phase 2 Henhayes Play Park	8,041	0	8,041		Alison Baker	Grant awarded at August 2017 Committee
Total West Capital Programme Approved in Detail	99,461	22,500	76,961	0		

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Approved in Principle and Unallocated

Ilminster Community Office	0		0	0		Un-ring fenced at November 2016 Committee
Area West Markets Improvement Group (Nov 2010 committee)	5,660		5,660		Tim Cook	
Unallocated Programme	0		0	43,707	Tim Cook	As projects are agreed at committee funding is shown in main programme above. Additional £25,000 awarded for 2017/18 at DX Feb 2017.
Total Approved in Principle and Unallocated	5,660		5,660	43,707		

Summary

West Capital Programme	99,461	22,500	76,961	0		
Reserve Schemes (Approved in Principle and Unallocated)	5,660		5,660	43,707		
Total Programme to be Financed	105,121	22,500	82,621	43,707		

Appendix 4

Area West Community Grants awarded

Group	Project	Awarded	Status
Centre for Sustainable Energy	Chard & Villages Warmer Project	£7260	Project under budget therefore award reduced £3384.53. Project completed.
Chard Town Council	Chard Tourist Information Centre Website Project	£2500	Awaiting project completion
Chard Town Council	Chard Tourist Information Centre SLA 17/18	£500	Paid.
Crewkerne Local Information Centre	Crewkerne Local Information Centre SLA 17/18	£500	Paid
Ilminster Tourist Information Centre	Ilminster Tourist Information Centre SLA 17/18	£500	Paid
Blackdown Hills	Partnership Contribution	£6000	Paid
The Unit	Installation of mirrored wall	£736	Awaiting project completion
Chard Carnival Club	Carnival in Somerset Promotional Project	£150	Paid. £150 also awarded from SSDC Arts Development officer giving a total award of £300. Project completed.
	Chard Plot 5 play day event	£300	Paid – contribution towards play day event organised through SSDC community health and leisure.
Henhayes Community Centre	Men's shed initiation project	£999	Awaiting project completion
Horton Parish Council	Purchase of village Defibrillator	£250	Awaiting project completion
Broadway Parish Council	Purchase of village Defibrillator	£250	Awaiting project completion
Somerset Cricket Board	Monthly Disability cricket courses	£500	Awaiting project completion
	CEDA sustainable route	£3000	Funds allocated – Awaiting project completion

Agenda Item 9

Section 106 Obligations

Director: Martin Woods - Service Delivery
Service Manager: David Norris (Development Manager)
Lead Officer: Neil Waddleton S106 & Compliance Officer
Contact Details: neil.waddleton@southsomerset.gov.uk or (01935) 462603

Purpose of the Report

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

Public Interest

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

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

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

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

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

Recommendation

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

Background

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

General Update

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

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

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

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

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

However, obligations cannot be sought for:

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

SSDC Playing Pitch Strategy

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

Projects

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

Chard

Improvements to Snowdon Park. Consultation complete. Procurement initiated for the equipment with installation complete in spring 2018.

Land at Plot 5, Jarman Way cleared and 5 aside goals were installed summer 2017.

Playing Pitch monies collected to date will be utilised by acquisition of land and development of sports pitches. Potential sites/options being explored.

Collected Strategic Monies yet to be allocated to specific project, however some monies have been set aside towards improving pool provision in Chard.

Crewkerne

New Skate Park at Happy Valley completed.

Iminster

Monies still unallocated but to be spent at Iminster Recreation Ground.

New football changing pavilion and pitch improvements completed.

Various improvements underway at the cricket club in addition to allocated sums towards improvements to the pavilion.

Canal Way land adopted by SSDC, September 2017.

Modifications to the community room in the Gooch pavilion.

Forton

New changing facilities at Forton Rangers.

Misterton

Still waiting for developer to fulfil obligations regarding the play area at the former Bradfords site.

Merriott

Agreements and financial offers made to parish council for various improvements to playing fields, equipped play, youth and pavilion projects.

Financial Implications

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

Corporate Priority Implications

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

Carbon Emissions & Climate Change Implications

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

Equality and Diversity Implications

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

Background Papers: None

Area West Section 106 Monitoring Report 6 December 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: AVISHAYES (CHARD)</p> <p>12/04319/OUT Parish Chard</p> <p>Land at Avishayes Road Oaklands Avenue Chard Somerset TA20 1HS</p> <p>Erection of 78 dwellings, new access and road (outline) (GR 333736/109130)</p> <p>Agreement Date: 15/09/2014</p>	<p>Sports and Leisure: Offsite Leisure Contribution: £142,691.29 towards enhancing one or more of the facilities in Chard: Changing Rooms, Community Halls, Equipped Play, Playing Pitches and/or Youth facilities. Community Health & Leisure Admin Fee: £1,426.91</p> <p>Education: Education: £98,056 as a contribution towards the provision of primary school education within Chard.</p> <p>Affordable Housing: Units Agreed: 20</p> <p>Miscellaneous Gains: Public Open Space</p>	<p>50% of the Off-site Recreation, Admin Fee & Education contributions payable on or before 25% of the dwellings. 50% of the Off-site Recreation Contribution, Admin Fee & Education contributions payable on or before 50% of the dwellings.</p>		<p>Sports and Leisure: £144118.2 0</p> <p>Education: £98056</p> <p>Miscellaneous Gains: Public Open Space</p>	<p>Status: Not Commenced</p>	<p>REM Application approved.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: AVISHAYES (CHARD)</p> <p>08/01695/OUT Parish Chard</p> <p>Land At Touches Lane Chard Somerset TA20 1RY</p> <p>Residential development of land by the erection of 14 dwellings (GR 333495/109451)</p> <p>Agreement Date: 10/01/2011</p>	<p>Sports and Leisure: Playing Pitch Contribution: £28,332 comprised of £23,204 for enhancement or improvement of community sports pitches within Chard or local authority maintained school in Chard together with £5,128 for the long term maintenance of those facilities. Youth Facilities Contribution: £2,170 for increasing capacity on the multi-use games area and skate park located at Jenson Park, Chard. Strategic Community Facilities Contribution: £10,768 towards one or more of the following projects: a) the improvement of sports halls & swimming pools within the Chard area b) the provision of synthetic sport pitches within the Chard area.</p> <p>Highways: Contribution towards the MOVA traffic control scheme.</p>	<p>Contributions shall be paid in 3 equal parts on the sale of the 5th, 10th & 14th dwelling</p>		<p>Sports and Leisure: £41,270</p> <p>Highways: £5,040</p>	<p>Status: Underway</p>	<p>Invoice raised and sent to developer for contributions.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: COMBE (CHARD)</p> <p>09/01372/FUL Parish Chard</p> <p>Land Off Cedar Close Chard Somerset TA20 1DB</p> <p>The erection of 14 dwellings together with garaging and associated site works. (GR 331920/109103)</p> <p>Agreement Date: 14/12/2009</p>	<p>Sports and Leisure: Sports, Art & Leisure Contribution: £41,208.64 for the provision of maintaining sports arts and leisure facilities in the area</p> <p>Equipped Play & Youth Contribution: £26,002.85 for the provision of maintaining equipped play and youth facilities in the area.</p> <p>Payment Received 08/06/11</p>				<p>Status: Development Completed</p> <p>Changing Facilities at Jocelyn Park. Chard Cricket Club pitch improvements Equipped Play at Redstart Park.</p>	<p>Payment Received 08/06/11 - No time limits for spending monies.</p>
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CREWKERNE TOWN</p> <p>07/04736/FUL Parish Crewkerne</p> <p>Land At Maiden Beech Cathole Bridge Road Crewkene Somerset</p> <p>The erection of 114 No. dwellinghouses (GR 343850/108551)</p> <p>Agreement Date: 13/08/2010</p>	<p>Sports and Leisure: Changing Room Contribution: £175,378 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced changing room facilities within 10 miles of Crewkerne.</p> <p>Playing Pitch Contribution: £40,652 to be paid immediately following the occupation of 35 Residential Units. To provide new or enhanced sports provision within 10 miles of Crewkerne.</p> <p>Equipped Play Area Commuted Sum: £44,000 to be transferred before no more that 50 Residential Units brought into occupation. To be provided to the District Council to adopt the LEAP and the recreational open space upon which it stands.</p> <p>Sports Hall Contribution: £54,822 to be paid immediately following the occupation of 70 Residential Units. To provide new or enhanced sports</p>				<p>Status: Development Completed</p> <p>Sum monies to be allocated for projects relating pitches, pool and changing room.</p>	<p>Management Company still yet to be ratified or agreed for responsibility of the LEAP.</p>

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	<p>hall provision within 10 miles of Crewkerne.</p> <p>Swimming Pool Contribution: £28,904 to be paid immediately following the occupation of 70 Residential Units. For new or enhanced swimming pool provision within 10 miles of Crewkerne.</p> <p>Youth Facilities Contribution: £17,028 to be paid immediately following the occupation of 105 Residential Units. To provide or enhance facilities for children above the age of 12 in the Crewkerne area.</p> <p>Highways: Highways & Transportation Contribution: £296,000 to be apportioned as follows: First Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 35 Residential Units.</p> <p>Second Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 70 Residential Units.</p> <p>Third Traffic Management Contribution: £87,000 to be paid immediately following the occupation of 105 Residential Units.</p> <p>Traffic Management Contributions towards County Council costs of implementing the proposals contained in the Town Centre Study relating to the management of traffic in the town centre of Crewkerne and highway works in the immediate vicinity of the application site.</p> <p>Rural Bus Interchange Contribution: £35,000 to be paid immediately following the occupation of 35 Residential Units. To be put towards cost of the rural bus interchange within Crewkerne.</p> <p>Education: Education Contribution: £236,251 to be apportioned as follows: Temporary Classroom Contribution: £89,000 to be paid immediately following the occupation of 15 Residential Units. First Education Contribution: £73,625.50 to be paid immediately following t</p> <p>Affordable Housing: Units Agreed: 40</p>					
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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CREWKERNE TOWN</p> <p>05/00661/OUT Parish Crewkerne</p> <p>Crewkerne Key Site 1 Land East Of Crewkerne Between A30 (Yeovil Road) And A356 (Station Road) Crewkerne Somerset TA18 7HE</p> <p>Comprehensive mixed use development for 525 dwellings, employment (B1, B2, B8) primary school, community facilities, playing fields, parkland, P.O.S. structural landscaping and associated infrastructure including link road and highway improvements.</p> <p>Agreement Date: 31/01/2013</p>	<p>Sports and Leisure: On-site Leisure & Recreation: On-site LEAP & NEAP (North) £182,702 LEAP (South) £147,229 Off-site Leisure & Recreation: £379,871 Other Contributions: £4,233,836</p> <p>Ecology – Dormice Mitigation Ecology – Badger protection works Use of Natural Stone Landcaping Archaeological Investigations</p> <p>Highways: Highway Contributions: £432,250 Town Centre aiaprovements Bus & Cycle Hard Measures Bus Service Contribution Traffic Calming Cycle Upgrade Works to A30</p> <p>Education: Site + 2,224,112</p>	<p>As detailed within revised agreement.</p>		<p>Sports and Leisure: £709,802</p> <p>Highways: £432,250</p> <p>Education: Site + 2,224,112</p> <p>Other: £4,233,836</p>	<p>Status: Underway</p>	<p>14/02141/OUT & 15/040484/DPO</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: CREWKERNE TOWN</p> <p>10/03721/FUL Parish Misterton</p> <p>Bradfords Site Station Road Misterton Crewkerne Somerset TA18 8AW</p> <p>The erection of 100 no. dwellings together with associated roads, parking, sub-station, open space and affordable housing provision (GR 345407/108646)</p> <p>Agreement Date: 26/01/2011</p>	<p>Sports and Leisure: MUGA Contribution: £100,000 Equipped Play Contribution: £50,000 Off-Site Sports & Recreation Contribution: £135,500 + any surplus monies from other contributions detailed with in agreement from the total secured obligations package of £400,000</p> <p>Highways: Pedestrian Crossing Contribution: £50,000 for provision of a pedestrian crossing in Misterton to the Primary School. Green Travel Plan: £50,000 to include works carried out by developer for improvements to Bus Stops, £5,000 commuted sum to be paid to arish Council. Any remaining monies towards detailed footpath & GTP.</p>				<p>Status: Underway</p> <p>Monies still to be allocated for Sports & Recreational Facilities.</p>	<p>Action taken against developer to ensure LEAP delivered, POS.</p>
<p>Ward: CRIMCHARD (CHARD)</p> <p>12/04283/FUL Parish Chard</p> <p>Land Off Thorndun Park Drive Chard Somerset TA20 1FB</p> <p>The erection of 41 No. dwellings and 1 No. 68 bedroom care home together with associated highway infrastructure, parking, landscaping and footpath links. (GR 333019/109864)</p> <p>Agreement Date: 12/04/2013</p>	<p>Sports and Leisure: Leisure Contribution towards enhancing play & leisure facilities at Plot 5 Jarman Way, Chard.</p> <p>Affordable Housing: Units Agreed: 41 100% Affordable Scheme with 68 bed care home.</p>	<p>Contributions split between the occupation of first dwelling in each of the two phases.</p>			<p>Play area at Jarman Way.</p>	

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: EGGWOOD</p> <p>12/02126/FUL Parish Merriott</p> <p>Moorlands Farm Moorlands Road Merriott Somerset TA16 5NF</p> <p>The erection of a doctors surgery with attached pharmacy, the conversion of existing farm buildings into 12 No. residential units, the erection of 12 No. dwellinghouses and the erection of garaging and associated works. (GR 344173/112183)</p> <p>Agreement Date: 27/03/2013</p>	<p>Sports and Leisure: Sports Arts & Leisure Contribution £45,000 towards providing or enhancing sport and leisure facilities within the village of Merriott.</p>	<p>To pay £15,000 prior to the occupation of 6th dwelling To pay £15,000 prior to the occupation of 12th dwelling To pay balance of contribution prior to occupation of 20th dwelling</p>	<p>£15,615</p>	<p>Sports and Leisure: £30,000</p>	<p>Status: Underway</p> <p>Financial offer to Parish Council. Various improvements to facilities at Merriott Playing Fields.</p>	<p>2nd Trigger point almost reached.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: EGGWOOD</p> <p>12/04940/FUL Parish Merriott</p> <p>Broadway Farm Barn Broadway Merriott Somerset TA16 5QH</p> <p>Conversion and extension of barns and stable to form 4 No. two bedroom and 4 No. one bedroom residential units (GR 343956/112541)</p> <p>Agreement Date: 24/10/2013</p>	<p>Sports and Leisure: Equipped Play Contribution: £5,428.37 (£3440.87 Capital & £1,987.50 Revenue as a commuted sum) for enhancing the play area facilities at Merriot Playing Field. Changing Room Contribution: £5,792.80 (£5,361.48 Capital & £431.32 Revenue as a commuted sum) towards new or ehancements to existing changing facilities at Merriot Playing Field. Youth Facilities Contribution: £925.42 (£675.63 Capital & £249.79 Revenue as a commuted sum) towards enhancing youth facilities at Merriot Playing Field. Playing Pitch Contribution: £4,525 (£2640.72 Capital & £1884.28 Revenue as a commuted sum) for enhancing playing pitches at the Merriot Playing Field. Community Hall Contribution: £10,263.05 for enhancing the community hall facilities at Merriot Village Hall. Strategic Community facilities Contribution: £9192.42 towards the following projects, £2,083.27 for enhancement/expansion of the Octagon Theatre, Yeovil. £535.08 provision of a 3G pitch in Crewkerne. £2,460.99 provision of a new swimming pool at Yeovil Sports Zone. £1,577.35 provision of a new indoor tennis centre in Yeovil. £2,535.73 enhancement/improvement of sports hall provision in Crewkerene or centrally based competition hall in Yeovil.</p>				<p>Status: Development Completed</p> <p>Financial offer to Parish Council. Various improvements to facilities at Merriott Playing Fields</p> <p>Village Hall enhancements.</p>	<p>Equipped Play, Youth and Administration contributions paid 16/10/2015 Equipped Play & Youth Contributions to be spent by October'20. Playing Pitch, Changing Room & Community Hall contributions paid 02/02/2016 and to be spent by Feb '21</p> <p>Strategic Contributions paid 26/05/16 and to be spent by 25/05/26.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: EGGWOOD</p> <p>16/00865/OUT Parish Merriott</p> <p>Land Off Shiremoor Hill Merriott</p> <p>Outline application for residential development (approximately 30 dwellings) and access from Shiremoor Hill.</p> <p>Agreement Date: 28/03/2017</p>	<p>Sports and Leisure: Equipped Play Contribution means the sum of £849.00 per 2 bed dwelling or greater to be used as a contribution towards the costs of enhancing equipped play area at Merriott Playing Field together with a commuted sum of £490.00 per 2 bed dwelling or greater to provide for the long term maintenance of those facilities. Artificial Grass Pitches Contribution means the sum of £53 per 1 bed dwelling and £79 per 2 bed dwelling or greater to be used as a contribution towards the provision of a new 3G artificial grass pitch in Crewkerne or to serve Area West Community Halls Contribution means the sum of £1,024 per 1 bed dwelling and £1,522 per 2 bed Dwelling or greater to be used as a contribution towards the costs of enhancing the community hall facilities at Merriott Village Hall. Playing Pitches Contribution means the sum of £263 per 1 bed dwelling and £392 per 2 bed dwelling or greater as a contribution towards enhancing the pitches and associated facilities at Merriott Playing Fields together with the commuted sum of £188 per 1 bed dwelling and £279 per 2 bed dwelling or greater as a contribution towards their future maintenance. Sports Halls Contribution means the sum of £253 per 1 bed dwelling and £376 per 2 bed dwelling or greater towards the enhancement of Sports Hall provision in Crewkerne. Theatre and Art Centres Contribution means the sum of £208.00 per 1 bed dwelling and £309 per 2 bed dwelling or greater to be used as a contribution towards a new studio theatre at The Octagon Theatre or towards a stage refit at the Westlands Entertainment Complex. Youth Facilities Contribution means the sum of £167.00 per 2 bed dwelling or greater to be used as a contribution towards enhancing the youth facility provision at Merriott Playing Field together with a commuted sum of £62 per 2 bed dwelling or greater to provide for the long term maintenance of those facilities. Leisure Administration Fee means the Community Health and Leisure Service Administration Fee of one per cent of the total of the Index Linked Contributions payable to meet the Council's administrative costs and expenses in relation to the provision of the facilities for which the Contributions are collected.</p> <p>Affordable Housing: 35% of total dwellings built</p>	<p>No Occupation of more than 25% of the Dwellings shall occur until the Owner has paid the Council the Equipped Play Contribution, the Youth Facilities Contribution and the Leisure Administration Fee. No Occupation of more than 50% of the Dwellings shall occur until the Owner has paid to the Council the Playing Pitches Contribution and the Community Halls Contribution. No Occupation of more than 75% of the Dwellings shall occur until the Owner has paid to the Council the Theatre and Arts Contribution and the Artificial Grass Pitch Contribution and Sports Hall Contribution.</p>		<p>Sports and Leisure:</p> <p>As per agreed formulae within the agreement.</p>	<p>Status: Not Commenced</p>	

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: HOLYROOD (CHARD)</p> <p>12/02448/FUL Parish Chard</p> <p>Land Part Of Playing Field St Marys Crescent Chard Somerset</p> <p>Erection of a new single storey medical centre with associated external works and car parking (revised application) Agreement Date: 13/12/2012</p>	<p>Sports and Leisure: Sports and Leisure: £50,000 in mitigation for loss of plying field amenity. To be used to enhance changing facilities at Jocelyn Park or new/existing facilities in Chard.</p>		<p>Sports and Leisure: £50000</p>		<p>Status: Development Completed</p>	<p>Monies received 12/03/2013. Monies to be spent by 12/03/2023</p>
<p>Ward: HOLYROOD (CHARD)</p> <p>11/04212/FUL Parish Chard</p> <p>Land At Mitchell Gardens (Snowdon Farm) Shepherds Lane Chard Somerset TA20 1QU</p> <p>Development of 61 residential dwellings with associated vehicular and pedestrian access, landscaping, site re-grading and related infrastructure and engineering works (GR 331600/108500) Agreement Date: 18/10/2012</p>	<p>Sports and Leisure: Changing Room Contribution: £53,975 broken down as follows, £50,022 for the provision of new or enhancements of existing changing facilities in Chard. £3,953 towards maintenance of the facilities. Equipped Play Contribution: £83,440 broken down as follows, £53,313 for the provision of enhancements at the Snowdon Park, Chard play area. £30,309 towards the future maintenance of these facilities. Playing Pitch Contribution: £48,852 broken down as follows, £31,580 towards new or existing recreation ground in Chard. £17,272 towards the future maintenance of these facilities. Strategic Contribution: £97,996 towards new or enhanced - swimming pool, sports hall, theatre & arts centre, artificial pitch or provision of indoor tennis centre in Yeovil or Chard. Youth Facilities Contribution: £14,277 broken down as follows, £10,468 towards enhancing facilities at Snowdon Park, Chard and £3,809 towards the future maintenance of these facilities.</p> <p>Highways: £10,000 Travel Safeguard contribution payable to SCC Residential Travel Vouchers to be offered as per details within agreement.</p> <p>Miscellaneous Gains: Ecological Contribution: £1,000 towards funding of the Chard Reservoir Nature Reserve.</p>				<p>Status: Development Completed.</p> <p>Improvements to Snowdon Park.</p> <p>Pitch money towards land acquisition and provision.</p> <p>Strategic Monies to be allocated.</p>	<p>POS delivered either through commuted sum or transferring to a separate management company. Local contributions received 1st March 2015. Unilateral Undertaking, no time limits to spend obligations.</p> <p>Strategic Monies Received Dec 2016.</p>

Area West Section 106 Monitoring Report 6 December 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: HOLYROOD (CHARD)</p> <p>15/04772/OUT Parish Chard</p> <p>Land North Of Tatworth Road and Adjacent To Forton Road Chard</p> <p>Development of up to 200 residential dwellings (including up to 35% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water attenuation, access points form Forton Road an and Tatworth Road and associated ancillary works (outline) Agreement Date: 01/08/2017</p>	<p>Sports and Leisure: £4,520 per dwelling as detailed within the legal agreement.</p> <p>Highways: As per detailed schedule</p> <p>Education: 40 Primary Places at £14,007 (£560,280) 28 Secondary Places at £21,106 (590,968) 7 Preschool Places at £14,007 (98,049)</p> <p>Affordable Housing: 35% of total dwellings</p> <p>Units Agreed: tbc</p>			<p>Sports and Leisure: As per agreed forumalae within the agreement.</p> <p>Highways:</p> <p>Education: As per agreed forumalae within the agreement.</p> <p>Affordable Housing: As per agreed forumalae within the agreement.</p>	<p>Status: Not Commenced</p>	
<p>Ward: ILMINSTER TOWN</p> <p>06/02906/OUT Parish Ilminster</p> <p>Land At ShudrickLane Lminster Somerset TA19 0BN</p> <p>Residential development and land to be used for badger mitigation strategy (GR 336348 / 114455) Agreement Date: 24/01/2007</p>	<p>Sports and Leisure: Leisure & Recreation Contribution: £138,994 to be comprised of Equipped Play, Youth Facilities, Playing Pitch Enhancement & Strategic Leisure Facilities.</p>				<p>Status: Development Completed</p> <p>Youth: Part of on-going review for Rec Ground. Strategic: Project to be identified - For Ilminster Equip Play: Not yet spent.</p> <p>Pitch & Changing Room projects ITFC.</p>	<p>Contribution secured 20/06/11. No time limits to spend obligations.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ILMINSTER TOWN</p> <p>14/01680/FUL Parish Ilminster</p> <p>Gooch & Housego Ltd Cornhill Market Place East Street Ilminster Somerset TA19 0A</p> <p>Proposed mixed use development of 14 residential units (10 houses, 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of 2 existing units from B1 to A1/A2 and retention of one B</p> <p>Agreement Date: 03/04/2015</p>	<p>Sports and Leisure: Changing Room Contribution: £11,054 comprised of £10,231 Capital & £823 Revenue towards the provision of changing facilities at Ilminster Recreation Ground. Community Hall Contribution: £6,602 towards existing or development of new community hall provision in Ilminster. Admin & Monitoring Fee: £1074 Equipped Play Contribution: £13,631 comprised of £8,640 Capital & £4,991 Revenue towards enhancements of equipped play area at Ilminster Recreation Ground. Playing Pitch Contribution: £8,635 comprised of £5,039 Capital & £3,596 Revenue towards playing pitch provision at Ilminster Recreation Ground. Youth Facilities Contribution: £2,324 comprised of £1,697 Capital & £627 Revenue towards youth facility provision at Ilminster Recreation Ground. Strategic Facilities Contribution: £15,170 towards the following projects: £2,325 Swimming Pool at CRESTA £4,839 Sports Hall provision at Ilminster or Chard £3,010 Indoor Tennis Centre, Yeovil £1,021 Provsion of AGP in Ilminster £3,975 Octagon Theatre, Yeovil</p>	<p>On or before occupation of 4th Dwelling: Admin & Monitoring Fee, Equipped Play & Youth Contribution s. On or before occupation of 7th Dwelling: Playing Pitch, Changing Room & Community Halls Contribution On or before occupation of 11th Dwelling: Strategic Facilities Contribution</p>		<p>Sports and Leisure: £53,499</p>	<p>Status: Not Commenced</p>	

Area West Section 106 Monitoring Report 6 December 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ILMINSTER TOWN</p> <p>13/04760/FUL Parish Ilminster</p> <p>Land at Canal Way Ilminster Somerset TA19 9BL</p> <p>The erection of 65 No. dwellings and associated works to include play provision (Revised Application). (GR 334845/114681)</p> <p>Agreement Date: 11/03/2014</p>	<p>Sports and Leisure: Changing Room Contribution: £55,409.06 (£51,283.44 Capital & £4,125.62 Revenue as a commuted sum) for providing new changing facilities at Ilminster Recreation Ground. Community Hall Contribution: £33,093.37 towards provision of new or expansion/enhancement of existing community hall in Ilminster. Equipped Play Contribution: £149,280 (£94,624 Capital & £54,656 Revenue as a commuted sum) for the provision of a 500sqm LEAP on-site Landscaping & Open Space: As per schedule within agreement. Playing Pitch Contribution: £43,282.37 (£25,258.91 Capital & £18,023.46 Revenue as a commuted sum) towards enhancements expansion of pitches at Ilminster Recreation Ground. Strategic Facilities Contribution: £76,040.92 towards the following projects. £11,653.78 towards new indoor swimming pool in Chard area or enhancements to existing pool at CRESTA. £15,087.59 provision of new indoor tennis facility located in or near Yeovil. £5,118.12 towards provision of 3G pitch in Ilminster. £19,926.78 towards enhancements/expansion of Octagon Theatre in Yeovil. £24,254.65 towards a new sports hall in Ilminster/Chard or enhancement of existing at CRESTA.</p> <p>Highways: Travel Plans as detailed in agreement.</p> <p>Education: Education Contribution: £110,313 towards education facilities within the vicinity of the Development.</p> <p>Affordable Housing: Units Agreed: 23</p>			<p>POS Commuted Sum</p>	<p>Status: Development Completed,</p> <p>Pitch & Changing Room projects ITFC.</p> <p>Facilities at ICC</p> <p>Land adopted. LEAP can now be progressed.</p> <p>Some Community Hall monies towards improvements to Gooch Pavilion.</p>	<p>Invoice sent to Developer for POS commuted sum.</p>

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ILMINSTER TOWN</p> <p>13/04935/OUT Parish Ilminster</p> <p>Former Factory Winterhay Lane Ilminster Somerset TA19 9BB</p> <p>The erection of up to 72 No. dwellings comprising of a mix of two, three and four bedrooms, up to 600m2 of office floor space (Use Class B1) and new access (Outline) (Revised Application).</p> <p>Agreement Date: 12/01/2015</p>	<p>Sports and Leisure: Equipped Play Space Contribution: 97,710.76 towards enhancing existing Winterhay Lane play area. Youth Facilities Contribution: £16,657.57 towards youth facilities at Winterhay Lane or Ilminster Recreation Ground. Playing Pitch Contribution: £48,956.68 towards the enhancement or expansion of the sport pitches ta Ilminster Recreation Ground. Changing Room Contribution: £62,673.18 towards the provision of new changing rooms at Ilminster Recreation Ground. Community Halls Contribution: £37,431.91 towards the enhancement of existing or development of new community hall provsion in Ilminster. Community Health & Leisure Service Administration Fee: £2,634.30</p> <p>Education: Education Contribution: £108,579.86 towards the provision of primary school education within or serving Ilminster.</p> <p>Affordable Housing: Units Agreed: 25</p> <p>Miscellaneous Gains: Employment Land: See 4th schedule</p>	<p>Equipped Play & Youth contribuions payable on or before the completion of 25% of the dwellings. Playing Pitch & Changing Room Contributions payable on or before the completion of 50% of the dwellings Community Hall Contribution payable on or before the completion of 75% of the dwellings. Community Health & Leisure Admin Fee payable on or before completion of 33% of the dwellings. Education Contribution: 50% payable prior to first occupation and 50% payable on or before occupation of 30 dwellings.</p>		<p>Sports and Leisure: £266064</p> <p>Education: £108579.86</p> <p>Miscellaneous Gains: Employment Land: See 4th schedule</p>	<p>Status: Not Commenced</p>	

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Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: ILMINSTER TOWN</p> <p>14/00025/FUL Parish Ilminster</p> <p>Summervale Medical Centre Wharf Lane Ilminster Somerset TA19 0DT</p> <p>The erection of 8 No. dwellings and garages, formation of new access (GR 335927/114415)</p> <p>Agreement Date: 15/09/2014</p>	<p>Sports and Leisure: Changing Room Contribution: £6,963.69 (£6,445.19 Capital & £518.50 Revenue as a commuted sum) towards new, enhancements or improvements of changing rooms in Ilminster.</p> <p>Community Hall Contribution: £4,159.10 enhancement of exiting or development of a community hall in Ilminster.</p> <p>Equipped Play Contribution: £10,856.76 (£6,881.75 Capital & £3,975.01 Revenue as a commuted sum) towards enhancing existing play area at the Ilminster recreation ground.</p> <p>Playing Pitch Contribution: £5,439.63 (£3,174.48 Capital & £2,265.15 Revenue as a commuted sum) towards enhancements to playing pitches at Ilminster recreation ground.</p> <p>Straetgic Comuunity Facilities Contribution: £9,556.64 towards the following</p> <p>£1,464.62 towards for a new indoor swimming pool in Chard or enhancements to the existing pool at CRESTA, Chard.</p> <p>£3,048.27 towards new sports hall in Ilminster or enhancements to existing sports hall at CRESTA, Chard.</p> <p>£1,896.17 towards centrally located district wide indoor tennis centre.</p> <p>£643.23 towards new AGP in Ilminster.</p> <p>£2,504.35 towards enhancements/expansions of the Octagon Theatre.</p> <p>Youth Facilities Contribution: £1,850.84 (£1,351.26 Capital & £499.58 Revenue as a commuted sum) towards youth facilities at Ilminster Recreation Ground.</p> <p>Community Health & Leisure Administration Fee: £388.27</p>			<p>Sports and Leisure:</p> <p>£39,214.93</p>	<p>Status: Development Completed</p>	<p>Open dialogue with developer.</p>

Area West Section 106 Monitoring Report 6 December 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: NEROCHE</p> <p>14/03636/OUT Parish Broadway</p> <p>Land At Tanyard Broadway</p> <p>Outline application for a residential development comprising of up to 16 No. dwellings, associated parking, landscaping and construction of access. (GR 332298/115322)</p> <p>Agreement Date: 29/09/2015</p>	<p>Sports and Leisure: £4,729 per dwelling as detailed within the agreement.</p> <p>Affordable Housing: 35% of total scheme built.</p>			<p>Sports and Leisure:</p> <p>£4,729 per dwelling as detailed within the agreement.</p> <p>Affordable Housing</p>	Status: Underway	Check status of the scheme. SV to follow.
Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: NEROCHE</p> <p>15/04866/OUT Parish Broadway</p> <p>Land Rear Of The Bell Inn Broadway</p> <p>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. (GR 332383/115392)</p> <p>Agreement Date: 21/04/2017</p>	<p>Sports and Leisure: Total Capital & Revenue sums sought per 1 bed dwelling £451</p> <p>Total Capital & Revenue sums sought per 2 bed dwelling or greater £2,239</p> <p>Affordable Housing: Units Agreed: 35% of total scheme built</p>			<p>Sports and Leisure: As per agreed formulae within the agreement.</p> <p>Affordable Housing:</p>	Status: Not Commenced	

Area West Section 106 Monitoring Report 6 December 2017

Application Details Location and Description	Planning Obligations Secured	Trigger Point	Monies Received Or Infrastructure in place	Outstanding Obligations	Status & Projects Funded/ Lead Officer	Comments/ End Date
<p>Ward: WINDWHISTLE</p> <p>15/00830/FUL Parish Winsham</p> <p>Land At WesternWay Winsham</p> <p>The erection of 12 No. dwellings to include 4 No. affordable flats with associated parking (31 No. spaces) and the change of use of land to the south to form car park (34 No. parking spaces) and public open space. (GR 337254/106275)</p> <p>Agreement Date: 29/11/2016</p>	<p>Sports and Leisure: Changing Room Contribution: £9,183 comprised of £8,499 capital and £684 revenue as a commuted sum towards the enhancement of the existing changing room facilities at the Winsham Recreation Ground. Community Hall Contribution: £16,268 towards the enhancements of the Jubilee Village Hall in Winsham. Sports Hall Contribution: £4,019 towards new or enhancements of existing sports hall at CRESTA. Youth Facilities Contribution: £1,826 comprised of £1,333 capital and £493 revenue towards provision of new youth facilities in Winsham. CH&L Fee: £313</p> <p>Affordable Housing: Units Agreed: 4</p> <p>Miscellaneous Gains: Community Car Park</p>	<p>Prior occupation of the 3rd dwelling, Youth & CHL contributions Prior occupation of the 6th dwelling, Changing Room & Community Hall Contributions Prior occupation of the 9th dwelling, transfer of car park & Sports Hall Contributions</p>		<p>Sports and Leisure: £31609</p> <p>Miscellaneous Gains: Community Car Park</p>	<p>Status: Not Commenced</p>	<p>On site landscaping to be agreed by 10th dwelling occupied.</p>

Agenda Item 10

Area West – Reports from Members on Outside Bodies

Communities Lead: Helen Rutter, Communities Lead
Service Manager: Tim Cook, Area Development Lead (East/West)

Purpose of the Report

To introduce reports from members appointed to outside bodies in Area West.

Public Interest

Each year Area West Committee appoints local Councillors to serve on outside bodies (local organisations) in Area West. During the year Councillors make a report on the achievements of those organisations and other relevant issues.

Background

To replace “Reports from members on outside organisations” as a generic standing agenda item it was agreed at the August 2012 meeting to include specific reports about each organisation in the Committee’s forward plan.

Members were appointed to serve on ten outside bodies at the June 2017 meeting.

Reports

Reports can be verbal or written. There is no standard format, but if possible they include an explanation of the organisations aims, their recent activities, achievements and any issues of concern.

This month the member report is :

Crewkerne Heritage Centre – Cllr. Marcus Barrett

Recommendation

That the report is noted.

Financial Implications

None.

Council Plan Implications

Focus Four: Health and Communities – We want communities that are healthy, self reliant and have individuals who are willing to help each other.

Background Papers: None

Crewkerne Museum - Report to SSDC, Area West Committee, December 2017

The Local History Room has been busy with requests for help most of which have come from Australia and America, researching these has given more insight in to Crewkerne in the past. A catalogue of photographs held by the museum has been made which will prove helpful. There was a good reaction to photographs in the town shops and it was interesting to see how commercial life in Crewkerne has changed.

Items received in 2017 include: records of meetings, social gatherings, photographs of members in and around Crewkerne from Ladies Tangent Club (a national organisation which has been disbanded); brass token (52mm diameter) issued to a local person entitled to attend the Coronation of George IV, 1820; a Royal Navy ratings uniform; gold presentation medallion for Perry Street 1929; documents relating to Butts Quarry and Crewkerne Grammar School.

The Museum has been offered Log Books of Ashlands and Misterton First Schools, these will be invaluable records showing the schools' histories and social history of the area and will be used, among other things, to support school projects. A range of collection auditing has taken place, including plans and documentation relating to the setting up of the museum 1998–2000.

Friends Coffee mornings continue to be successful; Talks & Teas are going well. The organisers note that there are in the region of 40 stewards and reserves who will stand in and that the volunteer base is very good; the organisers encourage people to come along and help with what they enjoy doing.

A number of bequests and donations were very gratefully received and expenditure has been maintained within budgeted levels. Reserves remain sufficient to cover normal operating costs for a number of years, as well as contingency for maintenance works which are needed from time to time.

Information has been drawn from a range of reports with grateful thanks to Janet Harris, Pat Parsons, Simon Colledge, their many associates and volunteers.

Agenda Item 11

Area West Committee - Forward Plan

Communities Lead: Helen Rutter, Communities Lead
Service Manager: Tim Cook, Area Development Lead (East/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.
- (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
17 th January 2018	Avon & Somerset Policing Update	Report on activities on neighbourhood policing and partnership working to reduce crime and fear of crime.	Sgt. Rob Jameson
17 th January 2018	Avon and Somerset Police and Crime Panel	Update report	Cllr. Martin Wale
17 th January 2018	Chard & District Museum	Reports from members on outside organisations	Cllr. Amanda Broom
<i>21st February 2018</i>	<i>Ile Youth Centre Management Committee</i>	<i>Reports from members on outside organisations</i>	<i>Cllr. Val Keitch</i>
<i>21st February 2018</i>	<i>Making It Local Executive Group</i>	<i>Reports from members on outside organisations</i>	<i>Cllr. Martin Wale</i>
<i>21st February 2018</i>	<i>Chard Town Team</i>	<i>Update report</i>	<i>Cllr Garry Shortland, Chard Town Team</i>
<i>21st February 2018</i>	<i>SSDC Welfare Advice Work in South Somerset</i>	<i>Annual report</i>	<i>Catherine Hansford, Welfare Advice Team Leader</i>
<i>21st February 2018</i>	<i>Citizens Advice South Somerset</i>	<i>Annual report</i>	<i>Angela Kerr, CEO</i>
<i>21st March 2018</i>	<i>A Better Crewkerne & District (ABCD)</i>	<i>Reports from members on outside organisations</i>	<i>Cllr. Mike Best</i>
<i>21st March 2018</i>	<i>Meeting House Arts Centre, Ilminster</i>	<i>Reports from members on outside organisations</i>	<i>Cllr. Carol Goodall</i>
<i>18th April 2018</i>	<i>Town Centre Events Grants Programme</i>	<i>Report outlining the effectiveness of the programme and details of the awards made</i>	<i>Dylan Martlew, Neighbourhood Development Officer (Economy)</i>

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
<i>18th April 2018</i>	<i>Area Development Programme – End of Year Report</i>	<i>Progress Report</i>	<i>Tim Cook, Community Development Officer</i>
<i>TBC</i>	<i>Chard Regeneration Scheme</i>	<i>Progress Report</i>	<i>David Julian, CRS Project Manager</i>
<i>TBC</i>	<i>One Public Estate Programme</i>	<i>Progress Report</i>	<i>Nena Beric, Project Manager</i>
<i>TBC</i>	<i>Somerset County Council Review of Children’s Centres and Get Set Services</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 Received

17/01175/OUT - Land Adjoining The Village Hall Broadway Street Broadway Ilminster Somerset
Residential development of land by the erection of up to 5 dwellings with associated garages and parking, provision of new vehicular and pedestrian access (resubmission of application 15/05042/OUT) (Officer Decision)

Background Papers

None

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 6.45pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 6.35 pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
14	TATWORTH & FORTON	16/01967/COU	Change of use of land to private gypsy caravan site consisting of 4 No. pitches and associated development	Land OS 5743 The Drift Forton	Michael And Jason Ayres

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: 16/01967/COU

Proposal:	Change of use of land to private gypsy caravan site consisting of 4 No. pitches and associated development
Site Address:	Land OS 5743 The Drift Forton
Parish:	Tatworth and Forton
TATWORTH AND FORTON Ward (SSDC Member)	Cllr A Turpin
Recommending Case Officer:	Andrew Gunn Tel: (01935) 462192 Email: andrew.gunn@southsomerset.gov.uk
Target date:	6th July 2016
Applicant:	Michael And Jason Ayres
Agent: (no agent if blank)	Mrs Maggie Smith-Bendell 1 Bradley Lane Ashcott TA7 9RD
Application Type:	Other Change Of Use

REASON FOR REFERRAL TO COMMITTEE – APPLICATION UPDATE

Members will recall that a decision on this application was deferred at the October meeting of the Area West Committee to enable an ecology survey and an assessment of the water supply to be undertaken. These have now been undertaken and reports submitted. An accompanying letter has also been received from the agent in regard to the reports. A letter has also been received from a local resident in regard to the water supply.

In relation to ecology, a Phase 1 habitat survey has been undertaken of the application site. In regard to bats, the buildings and trees were assessed for their suitability to support roosting bat species. No suitability for roosting was observed within the site boundary. The woodland will remain and thus no further assessment is required in terms of impact on bats. Similarly, no old or recent bird nests were found and unless any works to the trees are proposed, no further action is required.

The site was not considered suitable for reptiles and no further action required. No badgers setts were found either within the site or within 30 metres of the site boundary. Moreover, the consultant advises that the development would have an impact on dormice. There are no ponds on site and thus no evidence of /impact upon water voles or other water based animals.

In regard to the water supply, a water pump test at the existing water well at Little Drift Farm has been undertaken. The consultant has confirmed that the existing well is capable of providing more than double the estimated requirement of 3.2 cubic litres per day. In regard to the possible impact on the private water supply of existing local residents, the consultant has advised that as the usage is relatively small, it is very unlikely to have any effect on their supply.

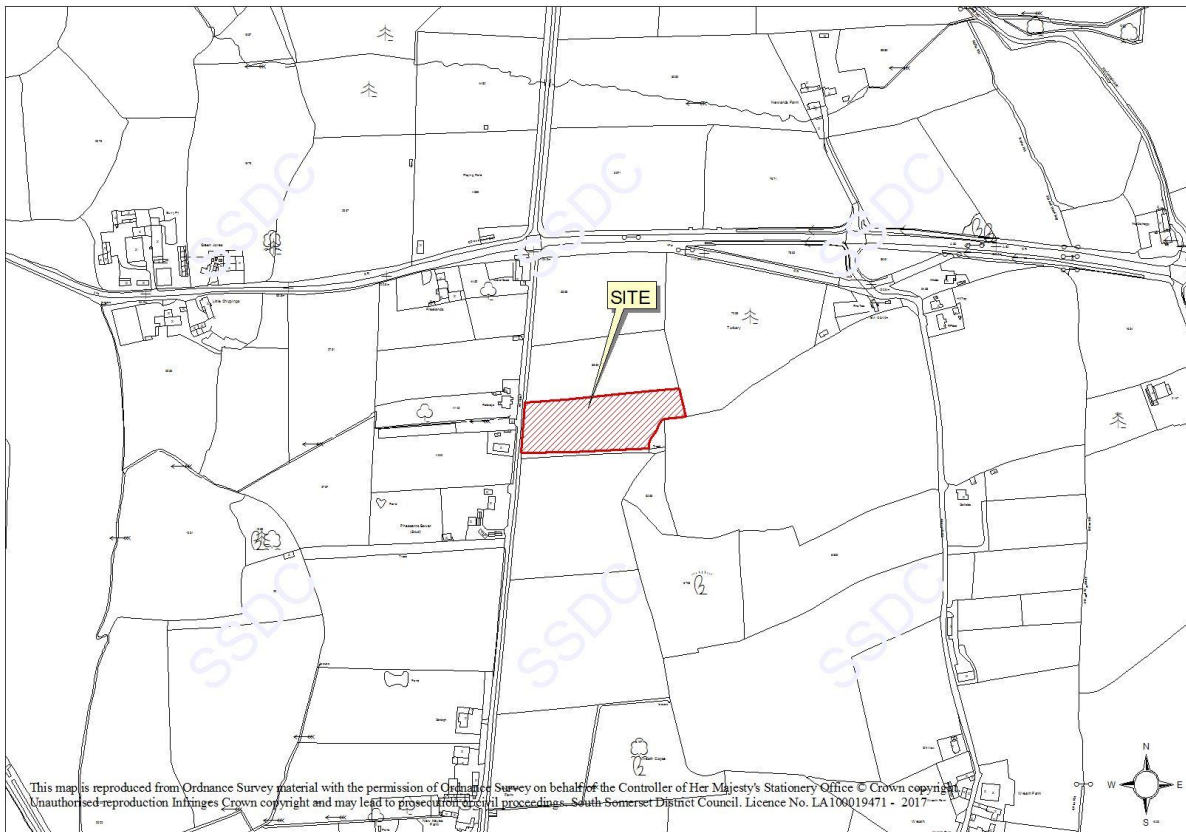
Both of the above reports have been forwarded to the relevant consultees for their assessment. The case officer will orally update the committee in regard to any responses received from those officers.

Members will also recall that the case officer was asked about the earlier planning history of the site, in particular the applications for residential development, 2 of which were submitted in the 1960's and 2 in the 1980's. All 4 of these were for the erection of 1 dwelling and all were refused. 3 of the applications were located on the same site as the current application with 1 on land to the immediate north of the site. All were refused due to the impact on the visual and rural appearance of the locality and road safety concerns due to the increased use of the junction with the A30. The 1984 application

was appealed but dismissed by the Inspector, where he agreed that there was no justification for the dwelling and was contrary to Structure plan policies that protect the countryside. No direct reference was made in the decision letter to the highway issue and thus it is not clear if the Inspector supported this reason for refusal.

The original report considered by members at the October meeting is attached below.

SITE DESCRIPTION AND PROPOSAL





The application site is located approximately 2 km from the centre of Chard, on the southern side of the A30. The site lies on the eastern side of the access track known as 'The Drift', 200 metres from its junction with the A30. The site is rectangular in form measuring 170 metres x 60 metres. Access to the site is gained via a track that runs off The Drift which runs along the southern side of the site. The Drift was established at the time of the "enclosures" in the 19th century to give local farmers access to their newly-created fields.

The site currently comprises a mixed range of uses/buildings with outbuildings, a caravan and day room, a consolidated access/internal access drive and timber boarded boundary fencing in the first third (western end) of the site. The central part of the site is wooded and grassed whilst the far eastern section of the site comprises largely an area of hardstanding with an agricultural building and an assortment of building related materials.

Some of the buildings and structures formed part of a planning permission granted in 2002 in connection with an agricultural use of the site. More recently, a Certificate of Lawfulness was granted in 2013 for the change of use of land for the siting of a caravan for storage and occasional residential accommodation in connection with an agricultural use on site.

The application seeks consent for the change of use of the land to 4 gypsy and traveller pitches. 2 of the pitches will be located at the western end of the site where permission was granted for a caravan in connection a previous agricultural use. The 2 other pitches at the eastern end of the site are located on the area of existing hardstanding. Each of the pitches will comprise a mobile home, a touring caravan, a day room and parking area. A play area will be provided for each of the 2 separate areas. Access will be gained via a track off The Drift on the southern side of the site.

The agent has outlined that the applicants are two brothers Michael and Jason Ayres. They are gypsies who have a long established family connection with the local area. Their grandparents lived on the gypsy site at Ilton, which has been owned by the Council for a number of years. Michael was

born on the Ilton site. The family are now seeking a permanent base from which to access health and education services and a base from which to travel to earn their respective livings.

HISTORY

02/03059/FUL - Erection of fencing and outbuildings, and the formation of hardstanding (approved 2003).

13/00860/COL - Application for a Certificate of Lawfulness for the proposed change of use of land for the siting of caravan for storage and occasional residential accommodation in connection with agricultural activities on the land (approved 2013).

The caravan referred to in the above application is sited on the western part of the current application site. Consent was not granted for the permanent siting of the caravan, rather it could remain whilst the related agricultural use continued but required to be removed as soon as reasonably practicable once the agricultural uses have ceased.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

Relevant Development Plan Documents

South Somerset Local Plan (adopted 2015)

SD1 - Sustainable Development

HG7 - Gypsies, Travellers and Travelling Showpeople.

TA5 - Transport Impact of New Development

EQ2 - General Development

Policy-related Material Considerations

Planning Policy for Traveller Sites

CONSULTATIONS

Tatworth Parish Council: Recommend Refusal for the following reasons:

WATER SUPPLY - All of the properties in The Drift and Wreath are dependent on bore, spring and well water. Several of these wells dry up in hot weather. Four Gypsy families would also need to take their water from the same source. This would put strain on the supply both for existing residents and the Gypsy families.

CONTAMINATION - Waste water and septic tank effluent near a water course can cause contamination. As the ground is clay and green-sand 250mm below the surface, this is highly likely. As with the water supply, this would put a strain on the current infrastructure both for existing residents and the Gypsy families.

FLOODING - The Drift and surrounding ditches flood on a regular basis. Creating large areas of hard standing on the proposed site would only exacerbate the situation. Water run-off from site as it is on a hill.

ECOLOGY - There would appear to have been no Ecological survey carried out on the site. There is

evidence of bats, badgers, owls and slow-worms in the area.

ACCESS - The Drift is no more than a certified footpath which is maintained by the residents and is not suitable for 4 wheeled vehicles. The access off the A30 is difficult. The added traffic movement if the site did go ahead would damage the footpath further. Large vehicles already have a problem negotiating the track and there are no turning places.

PLANNING RULES - There should be two entrances/exits but there is only one.

The scale of development is out of character.

It is not clear if it's for transit use or permanent use.

This will increase traffic on footpath - it's only 2 metres wide - not suitable for larger vans or caravans.

It will dominate the character of the area - scale and development.

Not near local amenities which will increase the vehicle usage of the footpath.

No water for a fire hydrant.

No parking for visitors and insufficient space to turn vehicles.

Removing trees from the site will damage the ecology of the site and could exacerbate flooding.

existing footpath is not suitable for extra vehicles.

Below are summaries of the responses received from consultees. The full responses are available on the planning file/website.

Highway Authority: (summary)

No objection raised subject to 3 conditions in regard to the construction of a properly consolidated access, disposal of surface water to prevent discharge onto the highway and keeping parking and turning clear of obstruction. They are satisfied that the development would not result in an adverse traffic impact and that there is sufficient visibility at the junction of The Drift with the A30. They did seek information regarding the amount of movements associated with the touring caravans due to the single width nature of The Drift.

Officer comment: In respect of the touring caravan movements, the agent advised that given the weekly or longer periods away from the site, use of the Drift by touring caravans would only be infrequent and low level. On this basis, The Highway officer was satisfied that that this would not create an adverse highway impact.

County Rights of Way:

The officer confirms that a public right of way runs along the proposed vehicular access. No objection is raised to the proposal. Advice is offered in respect of maintaining the health and safety of users of the footpath during development works and that it is not SCC's responsibility to repair any damage that may occur to the footpath during works.

It is also confirmed that it is an offence to drive a vehicle along a footpath unless the driver has lawful authority (private rights) to do so.

Landscape Officer:

The site is already characterised by structural forms and currently has an access and internal track. It is visually contained and defined by bounding hedgerows and groups of trees. Pockets of development and built form including residential development exist along The Drift and provide a context for low intensity development. If there is an acceptable case, the level of landscape impact of this proposal is no more than a minimum. Thus, no case for an over-riding landscape objection.

Natural England:

No objection. Advise that the application area includes an area of priority habitat, as listed on Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. In such locations, if significant harm resulting from a development cannot be avoided or adequately mitigated, planning

permission should be refused. Advise the LPA to seek their own specialist ecological advice on the environmental impacts of the development.

Ecologist:

No objection raised but recommends retention of the woodland area as woodland habitat to retain the integrity of the local ecological network. This will allow for the sustainable management of the woodland but prevent any permanent removal/conversion of the woodland to pasture or other open habitat.

REPRESENTATIONS

26 letters/emails have been received objecting to the application. A summary of the main points are outlined below:

- Highway safety - narrow track to access the site
- The A30 is a fast, busy road
- Not suitable for additional traffic, particularly for larger vehicles
- Caravans would harm the physical condition of the Drift
- Lack of turning area within the site
- Parking for visitors?
- Water supply issues - water supplied via a spring - with no mains or sewerage in the area. Additional 30/40 people could not be supported by the current water supply.
- Risk of contamination of the water supply
- Concern about use and location of septic tank
- Risk of flooding - the ditch becomes full and overflows into gardens
- additional areas of hardstanding would increase flood risk
- Harmful impact to ecology
- Not in a sustainable location - distance from services and facilities.
- The development does not meet the design criteria for gypsy sites - only 1 access.
- Harmful to the visual character of the area
- Character of area would be changed by upto 40 people.
- Additional noise and impact on residential amenity.
- Would set a precedent for more caravans
- Previous residential applications in the 1960s and 1980's have been refused in the past.
- Removal /loss of residential agricultural land should be marketed.

A couple of letters have also been received from a solicitor acting on behalf of a number of local residents. The solicitor has referred to a number of different issues covering access rights to use the Drift, ownership and rights of way over The Drift and access track, and points raised previously by third parties as outlined above.

2 letters of support has been received from the previous owners of the land, outlining that they have known the family for three generations and would be happy to have them as neighbours if they decided to live next to them. Moreover, they can't see a better use of the land and cannot see any problems would arise from the development and an asset to the community. They also state that they have never seen the site flood, the ditches can be cleared to deal with surface water, never had a shortage of water in regard to the bore holes/spring and that there is adequate parking for people to park on site.

CONSIDERATIONS

Gypsy status

The applicant's agent has stated that the applicants are 2 brothers with strong gypsy family connections to the area. In particular, their grandparents lived on the now Council owned gypsy site at Ilton and their parents lived for many years on the same site. Moreover, one of the applicant's was

born on the Ilton site. The applicants are now seeking a permanent base with which to access health and education services and a base from which to travel to earn their respective livings. The agent is a well respected Romany gypsy liaison officer and knows many of the local gypsy families. For these reasons, the Council accepts the gypsy status of the applicants.

Need for pitches

The Council works collaboratively with the other Somerset District Councils to assess the need for gypsy and traveller pitches. The Gypsy and Traveller Accommodation Assessment report sets out the need for pitches. A target of 23 pitches has been identified for South Somerset between 2013-2028. 18 pitches have been approved to date. Therefore, whilst the Council is making good progress towards meeting its pitch target, it should be noted that this is not a maximum figure. Moreover, the fact that an applicant is seeking permission, signifies a need for pitches.

Highways

The Highway Authority did not raise any objection to the application concluding that the visibility at the junction of The Drift with the A30 is acceptable. In addition, given the level of use, the development would not result in an adverse traffic impact. Given the single vehicle width of The Drift, additional information was sought regarding the amount of movements associated with touring caravans. The agent advised that given the weekly or longer periods away from the site, use of the Drift by touring caravans would only be infrequent and low level. On this basis, it is concluded that the use of the Drift by touring caravans would not create an adverse highway impact.

Concern has been raised that inadequate parking has been provided on the site. However, having visited the site, it is considered that sufficient parking areas have been provided within each pitch.

Access Rights/ Vehicular Use of The Drift

The Drift is recorded as a footpath. Correspondence has been received from third parties stating that the applicant has agricultural access rights along The Drift but not for motor vehicles. Moreover, based on the usual legal presumption that landowners fronting onto a public footpath would own the first half of the path/road running in front of their property, the third parties would not grant the applicant consent to use a motor vehicle to access their site.

It would be useful at this juncture to briefly outline the history of The Drift and the difference between private and public access rights. The information below was provided by the Council's former Rights of Way Officer.

The Drift was created by an Inclosure Act of Parliament in 1819 as a road. As well as public access, private rights were also created by the Act. Although public rights of way take precedent over private rights for example, landowners driving tractors have to give way to walkers, they do not alter private rights of way. Whilst there is a common law presumption, as espoused by third parties, of ownership by frontagers to the centre of tracks etc, this does not normally apply in the case of Inclosure Awards. In this case, the applicant would benefit from the same private rights that all other landowners/householders have along The Drift to access their property by a motorised vehicle. The applicant does not have to seek or secure the permission of landowners or householders.

It is understood that the landowners/householders maintain The Drift. The agent has confirmed that the applicants are willing to contribute to the maintenance of The Drift.

Sustainability of the site/access to service and facilities

Objections have been raised that the site is distant from services and facilities and hence is not located within a sustainable location. It is accepted that the site is 2 km from the nearest main settlement ie Chard and this would not normally be a site that is considered sustainable for residential use. However, it is clear from many appeal decisions in respect of gypsy sites, that Inspectors regard distances of 5 to 10 km as being acceptable an acceptable distance in rural areas to access services

and facilities. On this basis, given the distance of 2km from Chard, it is not considered that the application is unacceptable in sustainability terms. Moreover, it is considered that the use of a site that has previously been used is more sustainable than using a green field site.

Landscape Impact

The application site is currently characterised by buildings, structures and a caravan with previous planning permissions having been granted for such development. The wider area along The Drift contains a number of residential dwellings and outbuildings. Accordingly, on this basis, it is not considered that the proposed development would be adversely harmful to landscape character. In regard to the visual impact, given the existing hedgerow and tree coverage, plus the development form already on site, it is not considered that the development would have a harmful landscape impact. The Council's Landscape officer has assessed the impact of the development does not consider that there is a case for an over-riding landscape objection.

Residential amenity

The closest existing dwelling (Fieldways) is located on the opposite side of the Drift. Due to the existing boundary treatments and nature of the development, it is not considered that the scheme would give rise to any adverse impact on residential amenity.

Drainage /Flood risk

Concerns have been raised about drainage of the site, in particular questioning the use of septic tanks to deal with waste sewage when the ground conditions are not favourable for such a facility. The applicants have stated that they would not install a septic tank, rather a sewage treatment plant. This system is preferable to a septic tank and a condition shall be attached to any consent to secure the details of the treatment plant. In regard to flooding concerns, there may be certain time when the Drift becomes waterlogged. However, the site lies within Flood Zone 1 and thus it is not considered that the site is at risk of flooding. Moreover, both areas proposed for the pitches already have areas of hardstanding as a result of previous uses and the scheme proposes very little additional areas of hardstanding.

Water supply

The properties in this area are not on mains water with supply coming privately via bore holes or springs. Concern has been raised that the development would place an additional demand on this supply and may cause supply disruption to the supply. This is clearly an important issue. Having checked with one of the Council's Environmental Health officers, the advice was that the likely level of consumption would not be at a level (20 cubic metres) that would require a licence from the Environment Agency. Moreover, it is very unlikely to result in a disruption to supply.

Other issues

Number of occupants

Concern has been raised that the development would be harmful due to the number of residents that may occupy the site - a figure of up to 40 has been stated. However, this is much greater than those outlined by the applicants. If the application is approved, there will be 4 pitches with each pitch containing 1 family unit. There will be 2 adults on each pitch with a total of 8 children across the 4 pitches. Thus, a total of 16 occupants. Clearly, this number may vary over time but it is very unlikely that each pitch will ever reach 10 occupants.

Design/layout of the pitches

Comments have been made that the design and layout of the pitches does not meet guidance. Having dealt with a number of similar applications, the site layout largely reflects other sites and provides the usual facilities on site. In terms of access points, there is 1 vehicular access - it is not necessary to require 2 access points. It is not considered that the design and layout warrants refusal of the application.

SECTION 106 PLANNING OBLIGATION/UNILATERAL UNDERTAKING

Not applicable to this application.

RECOMMENDATION

Grant permission.

01. The proposed development by reason of its design, scale, siting and layout will cause no adverse harm to residential amenity, would not cause any detrimental harm to the character and appearance of the area nor create any severe highway impact. The development would also contribute to meeting the Council's gypsy pitch target as outlined in the adopted local plan. The proposal is therefore in accord with policies SD1, HG7, TA5, and EQ2 of the South Somerset Local Plan and guidance in Planning Policy for Traveller Sites.

SUBJECT TO THE FOLLOWING:

01. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites.

Reason: The LPA would not have granted planning permission except for this special need.

02. There shall only be a maximum of 4 pitches as specified within the approved layout plan.

Reason: To protect the character of the area in accord with Policy EQ2 of the South Somerset Local Plan.

03. The development hereby approved shall be carried out in accordance with the following approved plans:

Site layout plan - drawing number 1639/02, Land Registry site plan Title number WS9147, 1639/03 - proposed dayroom plan and elevations and the survey junction of the The Drift and the A30.

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

04. The development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for the external walls and roofs for the dayrooms and sheds have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the area to accord with Policy EQ2 of the South Somerset Local Plan.

05. The areas allocated for parking and turning on the approved layout plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby approved.

Reason: In the interests of highway safety to accord with Policy TA5 of the South Somerset Local Plan.

06. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully

operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the development is satisfactorily drained to accord with the NPPF.

07. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of the retention and management of the central woodland area, indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turving or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To protect the amenity of the area and to retain the integrity of the local ecological network in accord with Policy EQ2 and EQ4 of the South Somerset Local Plan.

08. No external lighting shall be installed within any of the application site unless details of the lighting has first been submitted to and approved in writing by the LPA. Once approved and installed, the lighting shall not be altered without the written consent of the Local Planning Authority.

Reason: To protect the amenity of the area to accord with Policy EQ2 of the South Somerset Local Plan.
