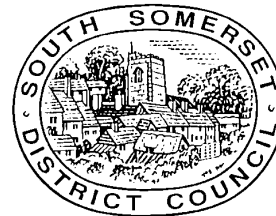


South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 12th December 2018

5.30 pm

**The Guildhall, Fore Street
Chard, TA20 1PP**

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



The following members are requested to attend this meeting:

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

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

Angie Singleton
Andrew Turpin
Linda Vijeh
Martin Wale

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

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

This Agenda was issued on Tuesday 4 December 2018.

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 12 December 2018

Agenda

Preliminary Items

- 1. To approve as a correct record the Minutes of the Previous Meeting held on 21st November 2018**
- 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 16th January 2019 at 5.30pm at the Guildhall, Chard.

- 5. Public Question Time**

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

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

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

6. Chairman's Announcements

Items for Discussion

- 7. Blackdown Hills Area of Outstanding Natural Beauty (AONB)** (Pages 6 - 10)
- 8. Area West Draft Chapter of the Council Plan 2019/20** (Pages 11 - 14)
- 9. Reports from Members on Outside Organisations** (Page 15)
- 10. Area West Committee Forward Plan** (Pages 16 - 18)
- 11. Planning Appeals** (Page 19)
- 12. Schedule of Planning Applications to be Determined by Committee** (Pages 20 - 21)
- 13. Planning Application 18/01311/OUT - Land OS 4538, The Pound, Broadway Road, Broadway** (Pages 22 - 39)
- 14. Planning Application 18/00746/OUT - Pear Tree, Wadeford, Chard** (Pages 40 - 47)

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) (Executive Decision)

Strategic Director: Martin Woods, Service Delivery
Service Manager: Tim Cook, Locality Team Manager
Lead Officer: Tim Cook, Locality Team Manager
Nicola Doble, Project Support (Area West)
Contact Details: tim.cook@southsomerset.gov.uk or 01963 435088
nicola.doble@southsomerset.gov.uk or 01935 462227

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 to continue SSDC contribution to the core funding of the AONB Partnership of £6,000 in 2019/20 subject to the Council's budget setting process and available budgets for 2019/20.

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 well underway and the six week public consultation on the Consultation Draft of the revised plan finished at the end of November. The final draft will then be prepared taking account of comments received and sent to Natural England, the statutory consultee, for final comment. The Management Plan will then be adopted by each local authority through agreed Committee/delegated decision procedures.

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 2018-19. 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. Tim Cook and Nicky Doble represent SSDC on the Officers Support Group. From January 2019 Tim Cook and Adrian Moore will represent SSDC at 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 2018 that work has included:

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.

The current fixed term Nature & Wellbeing Manager position (Kristen Lambert/ Danielle Wrench) shared across Somerset AONBs finishes at the end of 18/19.

Kristen Lambert has built partnerships with a number of groups in Chard including the Watch project, Chard Memory Café/Alzheimer's Society, Chard Children's Centre, Ferne Animal Sanctuary and the Alzheimers Society to develop a volunteering project which has benefitted both groups.

A group of people from WATCH, with various health and wellbeing needs, now make regular visits to Folly Farm in the Blackdown Hills AONB – a farm which is managed primarily for nature conservation.

Led by farmer Jonathan Farey, the group has been:

- Learning about work on the farm and about its plants, trees and wildlife
- Helping with tasks including scrub clearance, burning, and ditch clearance
- Getting involved in various art projects, for example working with clay and cameras
- Helping to spot and record wildlife

Staff and volunteers have noted how relaxed and happy people have been on their visits.

Also, as part of the Nature and Wellbeing project, members of Chard Memory Café have been paying regular visits to Ferne Animal Sanctuary where they have been taking part in seasonal art sessions led by a local volunteer. The idea is to inspire conversations and memories as many of the members grew up in Blackdown Hills AONB and enjoy sharing stories as they create their artwork. Each season a new display of their artwork is exhibited at Ferne Animal Sanctuary.

Ferne Animal Sanctuary also plans to provide opportunities for the group to volunteer in the garden next summer.

Manor Court Primary School, Chard, has been involving children and their families in wildlife-based activities, including:

- A trip to Ferne Animal Sanctuary involving a trail which took families around the site looking for and identifying birds.
- A volunteer day to improve the school's nature area and pond
- Staff training on how best to use the school's wildlife space

Public Health Somerset have just provided confirmation of continuation of the current AONB Nature & Wellbeing project into 19/20, with an expectation that this will also deliver work on next year's Naturally Healthy Month and develop resources to help promote the outdoor opportunities that exist throughout Somerset to promote emotional health and wellbeing.

Discussions are well underway with Somerset Wildlife Trust (SWT) regarding the bringing together the nature and wellbeing work of the Somerset AONBs and SWT into one combined project that would be submitted to Big Lottery as a £300-£400K, 3 year project, that would

employ a Project Manager and up to 3 Project Officers (all employed by SWT). The members of staff would work across the AONBs and spend some of their time in each office.

For the Blackdown Hills AONB, they are keen to create a fuzzy county boundary that would enable Hemyock to be included, as the GP practice based is especially keen on social/ green prescribing.

Facilitation Fund (Blackdown Hills Farming & Woodland Group)

This 3 year project is proceeding well, led by Butterfly Conservation with support from the AONB. The AONB are a partner on the Steering group. Since the start in April 2018, several events have been organised at Folly Farm, Dommert for the 58 farmer members that have been well received. Links to the natural flood management, the undermanaged woods to woodfuel project and the National Grid Landscape Enhancement Initiative as facilitation farmers have been directly targeted, to encourage collaboration and for them to reap the benefits of being in a facilitation group.

Community Nature Projects with local communities

Buckland St. Mary primary school is constructing a brand new environmental educational garden. A small pond and wildlife area at the school had fallen into disrepair and was inaccessible.

The aim is to create a great location in which to learn, but also a tranquil place to relax and enjoy nature. This new educational resource will allow the children to gain hands on experiences and close interactions with plants, trees, birds, amphibians and insects. There will also be the opportunity for children to learn about growing vegetables and sustainable water use by collecting rain water from the school buildings. In the wildlife garden, the school plans to host forest-school activities and guided nature walks. It is hoped that the wildlife garden will not only benefit the school children, but also the wider community of Buckland St Mary. Importantly, it will also provide a valuable new habitat for wildlife.

The head teacher at Buckland St Mary has witnessed a wonderful sense of community enthusiasm developing, many hours of voluntary time has already been invested as well as donation of equipment. It is hoped that, as the project continues, it will bring together the local community and connect people from all walks of life by creating one communal space; there is a sense of this being achieved already.

Pipeline Project

Trees Outside Woods

The project aims to mitigate for the impact of ash dieback through planting landmark trees, hedges, hedgerow trees, managing wood pasture and engaging local communities. Woodland Trust are leading on an application to HLF and one of the landscape priority areas is the Neroche part of the Blackdown Hills (Taunton Deane, South Somerset - Ashill, Mid Devon). The AONB have been heavily involved to date. If successful, the development phase would start in Spring 2019, although no finances will run through the AONB's books (so the project is light touch).

Planning

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

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 2018/19. Approval in principle to continued funding in 2019/20 is recommended but this is subject to the Council's budget setting process and available budgets for 2019/20.

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 2017
 - 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
-

Agenda Item 8

Area West Draft Chapter of the Council Plan 2019/20

Service Manager: Jan Gamon, Lead Specialist Strategic Planning
Lead Officer: Jan Gamon, Lead Specialist Strategic Planning
Chereen Scott, Specialist, Strategic Planning (North/West)
Tim Cook, Locality Manager
Contact Details: chereen.scott@southsomerset.gov.uk
tim.cook@southsomerset.gov.uk

Purpose of the Report

To present the draft Area Chapter for Area West.

Public Interest

The new operating model will be introduced in January 2019 and the way that area priorities are identified and resourced will change. The Committee's priorities will become a chapter of the Council Plan with resources pulled from across the organisation in Area + teams. This report gives members an opportunity to consider and agree the priorities that will be included in the Area Chapter for 2019/20.

Recommendation

That members agree the priorities for the Area to be presented to District Executive for consideration for inclusion in the Council Plan.

Background

The Area+ proposal states that "The Council will become strategy led and data informed", which puts the annual strategic planning process at the heart of driving delivery in the Areas.

The Area+ Implementation plan sets out the new way of addressing area priorities and details how resources will be allocated from across the organisation to improve area working.

Area Plans will be developed for adoption as chapters of the Council Plan in February 2019 and will 'go live' in April of that year. The SLT Sponsor for each area will have an overview of the emerging Area Plans.

Draft priorities were identified by members of Area West at a workshop before the July meeting of the committee. Content from the workshop, along with information from the latest Area Development plans and other service plans has been used as a starting point to develop the Area Chapter.

Draft Area Chapter - Area West

The priorities for each area have been used to influence the development of the Council Plan for 2019/20. Some priorities identified are proposed as corporate projects and will be presented for consideration by District Executive in February 2019. Some priorities identified clearly have an area focus and are better placed in an Area Chapter. For the first time, the Area Chapter attempts to present key projects and areas of work planned for the coming year by teams from across the whole organisation.

Delivery plan

Once the priorities for the area have been agreed, officers with the knowledge, skills and experience will develop a delivery plan in consultation with ward members. Delivery plans will set out the outcomes, milestones, key activities and resources.

Progress of the delivery plan will be monitored by the Area Committee. The overall approach to delivery will be based on the principle that we will enable others to deliver where we can, partner where it makes sense and only deliver if absolutely necessary.

Area+ teams

Officers required to deliver elements of the Area Chapter will become the Area+ team.

Area+ teams can begin to be established as soon as the details of the Area Plans are known. Input from Specialists will be needed in the development of the delivery plans. However, many people won't start new roles until January 2019 and the transition period will have an impact on when teams can make a start on delivery.

Budgets

Work will be required to align the area budgets and available resources (capital programme, appropriate S106, etc) with the new Area Plans. There needs to be recognition that resources are finite and will be allocated according to need. Any new work will be assessed in order to establish relative priorities.

Next Steps

- Draft council plan workshops with Scrutiny and DX in week beginning 7th January
- Final Council Plan for adoption in February (SLT: 21st Jan; Scrutiny: 5th Feb; DX: 7th Feb; Full Council: 26th Feb)

The SLT sponsor for Area West is Alex Parmley who will be an advocate for the Area Plan through the adoption process and maintain an overview of progress. The SLT sponsor will provide high level input into the development of Area Plans making sure that they contribute towards the broader aims of the council and take account of relevant regional and national policy.

Financial Implications

There are no new financial implications arising directly from this report.

Corporate Priority Implications

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

Carbon Emissions & Climate Change Implications

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

Equality and Diversity Implications

This is considered on an individual project and programme basis as appropriate. All Area Plans will have an Equality Impact Assessment.

Background Papers: *Area+ proposal, Area + Implementation Plan*

Area West Chapter of the Council Plan 2019/20

The area chapter presents the priority work in Area West for the coming year. Many of the projects are led by others working in our communities and SSDC will take an enabling approach to provide advice and practical support to help others deliver.

Area+ teams are made up of officers from across the council with specific knowledge, skills and experience needed to support the delivery of the Area Chapter. Details of the Area+ team, key activities, and milestones to be presented in the delivery plan.

Key priorities for Area West:



Economy

- Attract tourists and increase spend in and visits to the area and wider district.
- Continue to support individual businesses and associations/Chambers of Trade/Town Teams
- Supporting rural diversification
- Maintain pressure to deliver Stop Line Way
- Complete gateway highway improvement scheme – Chard Fore Street



Environment

- Support the completion of the Neighbourhood Plan in Ilminster.
- Promote opportunities for enhanced service delivery through SSDC Environmental Services offer including parish warden scheme.
- Develop Chard Reservoir as a destination
- Continue to support the Blackdown Hills AONB



Housing

- Promote and support any emerging Community Land Trusts.
- Complete Housing Needs Surveys when requested.



Healthy, Self-reliant Communities

- To improve pitch provision in Area West and particularly in Chard.
- Support a range of improvements to community buildings. - Programme of live schemes to be set out in the delivery plan.
- Develop options to improve community transport links to Crewkerne Station.
- Increase the network of volunteer led health walks through promotion, training and support.
- Deliver 8 Play days in towns/villages in Area West
- Take a full part in the work of Chard One Team.
- Work with Crewkerne TC to pilot hub approach to customer access.
- Deliver a play area at Jarman Way (Plot 5)

Agenda Item 9

Area West – Reports from Members on Outside Bodies

Communities Lead: Helen Rutter, Communities Lead
Service Manager: Tim Cook, Locality Team Manager

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 2018 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 reports are :

Chard & District Museum (report attached) – Cllr. Amanda Broom
Blackdown Hills Area of Outstanding Natural Beauty/Making It Local Executive Group (verbal update) – Cllr. Martin Wale

Recommendation

That the reports are 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

Chard & District Museum

The Chairman, Vince Lean, continues to provide leadership and direction for Chard & District Museum. 2018 is a year where Chard Museum have continued to consolidate & develop their position as one of the largest volunteer run museums in South Somerset. There have been ups & downs during 2018 but the following aims of the museum have always been delivered to the best of their ability:-

- To serve the local community by keeping a record of the social history of the town & its people
- To conserve, store & where possible display local artefacts, documents & photographs relating to the town
- To develop the museum as more of a venue for the use of the people of Chard.

During the closed season a huge amount of effort was put in by the volunteers to revitalise the displays in the Godworthy House. This produced an innovative co-ordinated display of the "Chard Famous Five", James Stringfellow, James Gillingham, Margaret Bondfield, Arthur Hull & James Gifford.

Chard Museum is entirely dependent on volunteers and is managed by a committee of trustees. Whilst always looking for ways to support the wider community, during 2018, they have been proactive in developing the museum as a venue where all people for Chard can collect to celebrate the history of this unique town. To accomplish this, free entry events have been held during the year to attract & interest people who would not normally have visited a museum.

An offshoot of the above aim is that the museum has purchased a number of portable audio devices which produce a pre-recorded story on a subject. Whilst at present this is just presented in English, during the closed season they aim to add both Polish & Portuguese translations to the device attracting & involving the foreign communities in the town.

Another truly successful strategy this year has been to involve the primary schools & youth organisations in Chard in understanding the depths of the town's heritage. In conjunction with Manor Court & Redstart schools, together with organisations like The Girls & Boys Brigade, Scouts & Guides over 400 pupils have visited the museum during the season.

One of the main concerns during 2018 has been the decrease in numbers of supporters of the museum, which has led the Trustees to introduce a plan to improve recruitment during 2019.

The other main development during 2018 has been the arrival of the Chard Regeneration Plan which, should it proceed, puts the museum in a position where it could be moving from its existing site to the Boden Mill in the centre of town. Whilst this is an exciting opportunity the impact of such a move will be enormous & potentially very costly. Irrespective of whether a move happens or not there is the impact of a lease renewal which is due in 2021.

Cllr. Amanda Broom

Agenda Item 10

Area West Committee Forward Plan

Communities Lead: Helen Rutter, Communities Lead
Service Manager: Tim Cook, Locality Team Manager
Agenda Co-ordinator: Jo Morris, Case Services Officer (Support 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

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
16th January 2019	Partnership Funding Request Chard Gateway Planting Scheme	Request for funding	Jeb Farrah, Chard Regeneration Project Manager
	<i>Community Grant Application</i>	<i>Request for funding</i>	<i>Alison Baker, Area Development Officer</i>
	<i>Ile Youth Centre Management Committee</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Val Keitch</i>
	<i>Ilminster Forum</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Carol Goodall</i>
20th February 2019	<i>Avon & Somerset Police</i>	<i>Report on activities on neighbourhood policing and partnership working to reduce crime and fear of crime.</i>	<i>Sgt. Rob Jameson</i>
	<i>Avon and Somerset Police and Crime Panel</i>	<i>Update Report</i>	<i>Cllr. Martin Wale</i>
20th March 2019	<i>Chard Regeneration Scheme Town Centre Regeneration Update</i>	<i>Update report following Programme Board meeting</i>	<i>Jeb Farrah, Chard Regeneration Scheme Project Manager</i>
	<i>Citizens Advice South Somerset</i>	<i>Annual report</i>	<i>Angela Kerr, CEO</i>
	<i>A Better Crewkerne & District (ABCD)</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Mike Best</i>
	<i>Crewkerne & District Museum</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Marcus Barrett</i>

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
17th April 2019	<i>Meeting House Arts Centre, Ilminster</i>	<i>Reports from members on Outside Organisations</i>	<i>Cllr. Carol Goodall</i>

Agenda Item 11

Planning Appeals

Director: Martin Woods, Service Delivery
Lead Specialist: Simon Fox, Lead Specialist - Planning
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

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

18/01177/PAMB - Notification for prior approval for the change of use of existing agricultural building to 2 No. dwellings
Knowle Green Farm Knowle Lane Knowle St Giles Chard Somerset TA20 4AY
(Officer Delegated Decision)

Background Papers

None

Agenda Item 12

Schedule of Planning Applications to be Determined by Committee

Director: Martin Woods, Service Delivery
Service Manager: Simon Fox, Lead Specialist - Planning
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

Purpose of the Report

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

Recommendation

Members are asked to note the schedule of planning applications.

Planning Applications will be considered no earlier than 6.30 pm.

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

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
13	NEROCHE	18/01311/OUT	Outline planning application with all matters reserved aside from access for the erection of up to 35 dwellings and associated works (resubmission of 17/04239/OUT)	Land OS 4538 The Pound Broadway Road Broadway	Mr Nick Warfield
14	BLACKDOWN	18/00746/OUT	The erection of a 1 No. dwelling and detached garage with associated parking	Pear Tree Wadeford Chard	Mr & Mrs G Turner

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 13

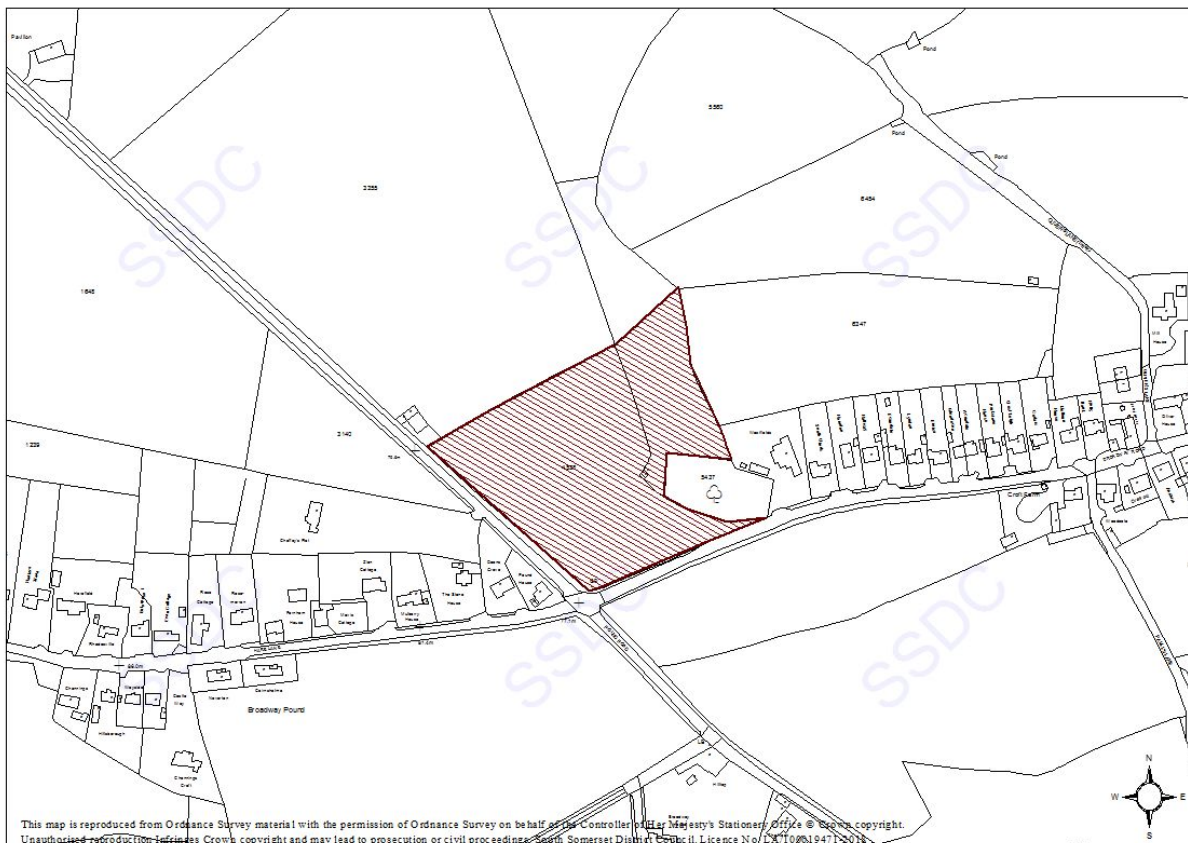
Officer Report On Planning Application: 18/01311/OUT

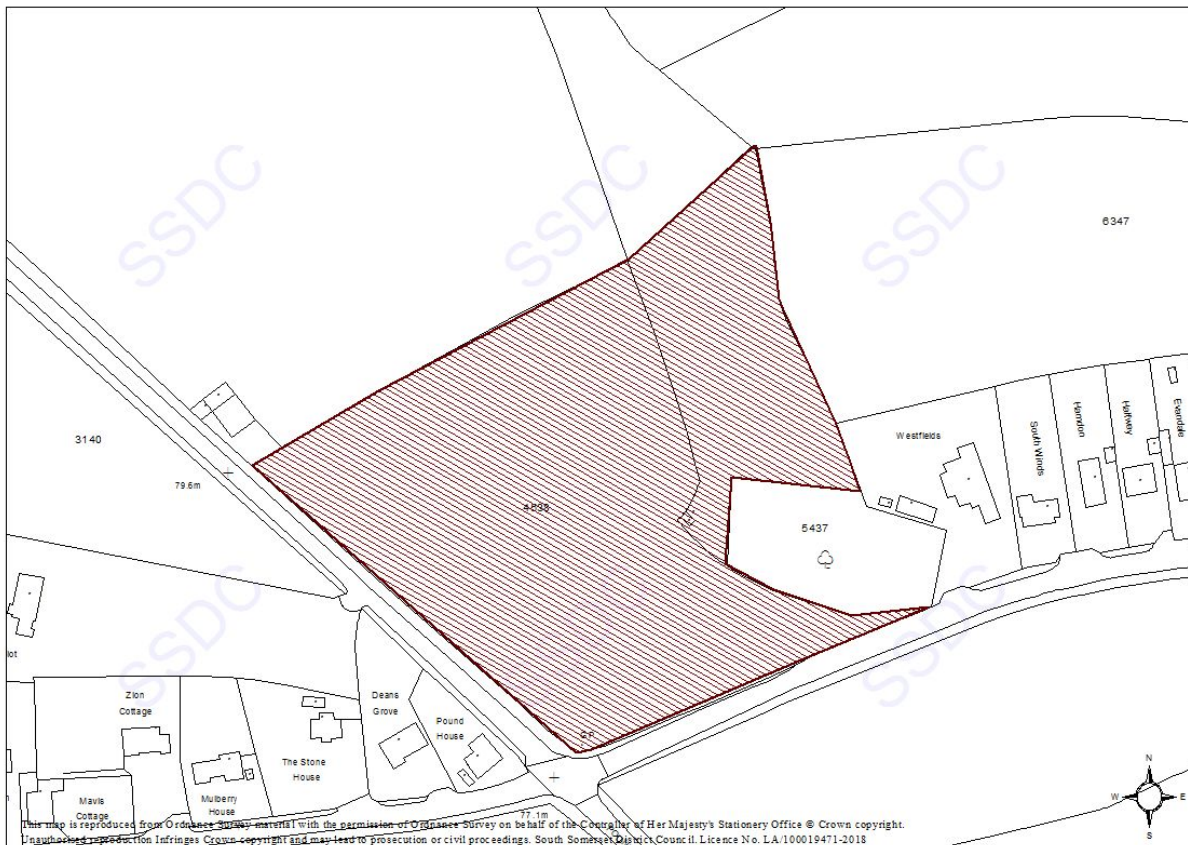
Proposal :	Outline planning application with all matters reserved aside from access for the erection of up to 35 dwellings and associated works (resubmission of 17/04239/OUT).
Site Address:	Land OS 4538 The Pound Broadway Road Broadway
Parish:	Broadway
NEROCHE Ward (SSDC Member)	Cllr L P Vijeh
Recommending Case Officer:	Andrew Gunn Tel: (01935) 462192 Email: andrew.gunn@southsomerset.gov.uk
Target date :	25th July 2018
Applicant :	Mr Nick Warfield
Agent: (no agent if blank)	Mr Matthew Halstead Alder King Planning Consultants Pembroke House 15 Pembroke Road Clifton Bristol, BS8 3BA
Application Type :	Major Dwlg's 10 or more or site 0.5ha+

REASON FOR REFERRAL TO AREA WEST COMMITTEE

The application is referred to Area West Committee at the request of the Ward member and in agreement with the Chair in order for a full discussion of the planning issues raised by this development.

SITE DESCRIPTION AND PROPOSAL





The site is located towards the north western side of Broadway, on the northern side of Broadway Road at its junction with Pound Road. The site comprises 1.73 hectares and is currently grassed and has been used to graze sheep. Mature hedgerows run around the boundary of the site along with a number of mature trees. A woodland copse is located to the south eastern corner. Residential properties front Broadway Road to the east of the site with 1 property adjoining the site. Additional residential properties then continue along Hare Lane to the west of the site on the other side of Pound Road. Fields adjoin the site to the north with a further field to the south.

The application seeks outline consent for the erection of up to 35 dwellings with only access being sought for approval at this stage. All other detailed matters in regard to layout, scale, appearance and landscaping will be submitted at any subsequent reserved matter stage. This application follows a previous outline application for 46 dwellings which was withdrawn following concerns raised in regard to the scale of development, harm to the character and appearance of the area, harm to ecological interests, impact on trees, and highway and pedestrian safety issues.

This revised scheme will provide 35 dwellings of which 35% (12 units) will be affordable units. A range of 2, 3 and 4 bed units will be provided along with five bungalows. The indicative layout plan has amended the earlier scheme by pulling dwellings away from the full extent of the northern boundary. The existing boundary hedgerows and trees will be maintained other than a small section of hedgerow removal to provide the access point from Broadway Road and the internal road to serve the properties in the smaller field. Additional supplemental planting will also be undertaken in certain sections both within and along the boundaries of the site. An attenuation pond will be located in the north east corner of the site along with a bat roost.

The small copse to the south east, whilst outside of the application site, will be retained and maintained by the applicant who is the current owner, as a landscape feature and for ecological benefit.

The application has been supported by a range of updated and revised supporting documents. These include the following:

- Archaeological and Heritage Assessment - April 2018;
- Design and Access Statement - April 2018;
- Flood Risk Assessment and Drainage Strategy - April 2018;
- Landscape and Visual Appraisal - April 2018;
- Landscape Strategy Drawing (1264-01 Rev B);
- Phase I Ecological Appraisal - April 2018;
- Phase I Geo Environmental Assessment
- Planning Layout Drawing (7854 SK004C);
- Site Location Plan;
- Topographical Survey;
- Tree Constraints Survey and Arboricultural Impact Assessment - April 2018;
- Transport Statement and Road Safety Audit - April 2018;
- Planning Statement - April 2018
- Technical Transport drawings:
 - Proposed Site Access Arrangements - Drg. No. 03;
 - Proposed Site Access - Swept Path Analysis - Drg. No TR02;
 - Proposed Footway link to the village - Drg. No. 13;
 - Proposed Gateway Feature on Pound Road - Drg. No. 14;
 - Swept Path Analysis for a Refuse Vehicle - Drg. No TR04;

HISTORY

17/04239/OUT - Outline application with all matters reserved aside from access for the erection of up to 46 dwellings and associated works (application withdrawn).

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

SS1- Settlement Strategy

SS2 - Development in Rural Settlements

SS5 - Delivering New Housing Growth

SS6 - Infrastructure Delivery

HG3 - Provision of Affordable Housing

TA4 - Travel Plans

TA5 - Transport Impact of New Development

TA6 - Parking Standards

HW1 - Provision of Open Space, outdoor playing space, sports, cultural and Community Facilities in New Development

EQ2- General Development

EQ3 - Historic Environment

EQ4- Biodiversity

Other Relevant Material Considerations

National Planning Policy Framework (2018)

Chapter 2 - Achieving sustainable Development
Chapter 5 - Delivering a sufficient supply of homes
Chapter 12 - Achieving well designed places
Chapter 15 - Conserving and Enhancing the Natural Environment
Chapter 16 - Conserving and Enhancing the Historic Environment

Somerset County Council Adopted Highway standards.

Broadway Housing Needs Survey 2016.

CONSULTATIONS

Broadway Parish Council

Officer comment.

The Parish Council have strongly objected to the scheme and have submitted a 9 page letter to the officer. The full response is attached as an appendix to this report. The main topics/areas of concern and conclusion are covered below:

- Impact on the integrity and character of the village
- Relevance of the 5 year housing land supply
- Housing need
- Sustainability and social benefits
- Inappropriateness of the site
- Design
- Highway issues/ Road safety
- Economic benefits

Conclusion

Paragraph 4.2 of the applicant's Planning Statement succinctly sets out the aspiration for the proposed development as creating "a sustainable extension to the existing settlement with a scheme that maintains a traditional architectural style which respects the character of the settlement of Broadway."

Broadway Parish Council believes that the application fails its own test. It believes that the development would be:

1. an anomalously large block of housing adjacent to an otherwise linear stretch of single dwellings in Broadway Road and Hare Lane;
2. a visible group of 2-storey dwellings out of scale with the neighbouring bungalows and the village at large;
3. an incongruous and visible addition to the landscape, particularly in winter;
4. a stylistically unconvincing and incongruous mixture of modern and traditional tropes unrelated to nearby dwellings or to the older, traditional buildings at some distance from it;
5. a wholly disproportionate contribution to meeting District housing needs for a village of its size and one which would accelerate the already excessive urbanisation of the Broadway;
6. a precedent for further large-scale housing developments in the village based on a District-wide housing need and not local demand;
7. liable to increase serious and unresolved concerns about road safety at the Broadway Road/Hare Lane crossroads;
8. unsustainable in respect of local transport;
9. of no significant long-term benefit to the village economy;
10. counter to the clear wishes of the village as expressed in the 2016 Broadway Housing Survey and the meeting on 19 June 2018;
11. and, in respect of those aspects which might otherwise have merit, including the creation of a pathway along Broadway Road, measures to calm traffic on Pound Road, provision of an area of public open space, a contribution to housing mix and the availability of affordable housing,

insufficiently compelling to outweigh the many detrimental aspects referred to above.

The Parish Council therefore objects to the planning application. The Council would wish to put these points directly to the Planning Authority at the relevant meeting to consider the application.

Highway Authority: (summary of original response)

The HA refer to their response to the previous application where an objection was raised due to increased use of a substandard junction (Pound Road and Broadway Road) and safety issues for pedestrians due to the lack of footway provision on Broadway Road. In regard to the revised scheme, have noted the reduction in housing numbers, and the subsequent lower numbers of vehicles using the junction.

Have questioned whether the applicant will be able to maintain the required visibility splays on the opposite side of the road at the junction as it is outside of the applicant's control/ownership.

No objection to the proposed new access into the development. Parking provision at 113 spaces is slightly below optimal standards. Advice given in terms of the internal road and layout.

If approval granted, conditions in regard to the vehicular access, footways, submission of a Traffic Management Plan and advisory notes in regard to entering into the suitable legal agreement with the HA for highway works have been recommended.

Officer comment: Following receipt of the above response, the case officer sought clarification from the Highway Authority as to the reason for their change of position in regard to the impact of the development on the Pound Road/Broadway Road junction. The principle concern was that that the full splay could not be provided without the hedgerow being regularly cut back on land which is outside of the applicant's control. The applicant's highway consultant outlined that the revised scheme had reduced the number of dwellings from 46 to 35, thus reducing traffic flows; the introduction of gateway features on Pound Road would help reduce the speed of traffic; and that only minor trimming of the existing hedge to the south is required to achieve an appropriate visibility splay.

In addition to the agent's response, the Highway Authority were satisfied that the hedgerow was within their control and agreed to monitor that the hedge is regularly cut. Moreover, the Highway Authority did not consider that the additional number of vehicles generated by this development would result in a severe impact, ie the test set by the NPPF.

Notwithstanding the above, the case officer still retained concern that the visibility being provided was not sufficient as it did not meet the splay required for the actual speeds along Pound Road. A site meeting was convened with the Highway Authority, agent and the applicant's highway consultant to discuss the concern about visibility at the junction. It was agreed that a section of the highway verge on the left hand side as one emerges from Broadway Road would be reduced in height to no more than 300mm, levelled and grassed.

Highway Authority: (revised response following site meeting)

After our site visit at the beginning of September, the Highway Authority still does not wish to raise an objection to the planning application and our previous comments and recommendation would still apply, as would the conditions that were set out in the letter from the Highway Authority dated 18 June 2018.

Ecologist: (summary)

Referred to and attached his response to the original application which remains largely relevant to this revised proposal. Previous concerns included impact on dormice and that the applicant hadn't adequately demonstrated that the Habitat Regulations would be met.

Note the indicative layout for smaller number of houses with an area of open space in the north of the

site which gives greater scope for compensation planting. A revised ecological report sought to address previous concerns raised. The Ecologist doesn't agree with all of its conclusions and mitigation proposals, particularly in regard to impact of road fragmentation and the need for supplementary thorny planting. Improvements for dormice mitigation can be achieved via widening hedges with new planting alongside. However, notwithstanding those issues, and an adverse impact on dormice, the scale of such impact is low and localised and adequate mitigation and compensation can be provided within the site.

No objection is raised to the principle of development. If approved strongly recommends further dormouse mitigation is provided as part of any reserved matters application.

Somerset Wildlife Trust:

Have noted the very comprehensive Ecological Assessment provided by Ethos Environmental Planning. We fully support the findings of the Assessment and are very pleased to see the wide ranging Recommendations for Mitigation and Enhancement as contained in Section 10 of the Assessment. We would request that all of those Recommendations are included in the Planning Conditions and implemented in full if it is decided to grant Planning Permission.

Tree Officer: (summary)

Noted the minor revisions to the attenuation pond details and tree protection measures which are satisfactory. Landscape details are only indicative at this stage and would encourage a more detailed scheme. No objections are raised subject to 2 conditions in regard to tree and hedgerow protection prior and during construction, and a landscape condition.

Housing Development Officer: (summary)

Seek 35% affordable housing, equating to 12 units, with a split of 80:20 social rent: intermediate product. This would provide 10 social rent and 2 shared ownership. A mix of 3no x 1 bed house/bungalow, 6no x bed house/bungalow and 3no 3 bed house. Recommends that the units are pepper potted throughout the site. Recommended space standards are also provided along with a phased delivery of the units.

County Archaeologist:

As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.

Wessex Water: (summary)

No objection raised.

Foul drainage - there is current capacity in the local foul sewer in Broadway Road to accept the predicted flows. Advice given about connection.

Surface water drainage - surface water to be disposed via SuDS with an attenuation basin and discharge to local land drainage systems. Will need approval from the Lead Local Flood Authority.

Water infrastructure - Developer will need to agree point of connection onto Broadway Road and Pound Road.

Lead Local Flood Authority (LLFA): (summary)

No objection subject to a drainage condition. The LLFA have advised that they wish to see a commitment to further SUDS features as part of detailed design process.

REPRESENTATIONS

29 letters/emails have been received objecting to the scheme raising the following points:

- Development will harm the character and appearance of the area
- Loss of green space between main village and Hare Lane properties
- It will be an eyesore at the entrance to the village
- No pedestrian paths at the start of Broadway - this should be addressed

- Additional speeding traffic on Pound Road has not been addressed
- Increased levels of traffic will increase accident risk at the junction of Pound Road and Broadway Road
- Increased traffic through village
- Traffic calming measures needed
- Congestion around the school
- Lack of parking
- Poor visibility at the junction
- New footpath but none proposed beyond Croft farm - no footpath for a further 0.5 mile into the village
- Starting point for new footpath would be unsafe
- Footpath would result in loss of scenic verge
- Blocks of flats will look into garden with loss of privacy
- Apartments inappropriate
- Views will be lost
- Number of dwellings should be reduced / 20 would be a maximum
- Scheme too dense
- Single storey only to respect character of village and client demographic
- Overdevelopment of site and not in keeping with adjacent properties.
- Broadway has taken sufficient dwellings in recent years - Tanyard and Vardens Farm - no need for additional housing
- Contrary to Policy SS2
- Adverse impact on ecology
- Lack of amenities in the village nor public transport
- Lack of employment opportunities
- Question extent of public consultation
- Local school at capacity and other services would be overstretched
- Reduction in numbers of dwellings does not alleviate previous concerns
- Questions the argument that construction work would bring employment to the area - only temporary and come from outside the area
- Drainage/flooding/sewerage concerns
- Light pollution

15 letters/emails have been received supporting the proposal. The main points are as follows:

- Happy that the village is considered a growing place where development can take place
- Provide affordable housing and increase new properties for local people
- Small clusters of new housing does not deliver affordable housing, rather expensive new homes that local people can't afford
- The village has many people that wish to stay or return to the village but have been unable to do so due to lack of available /affordable properties.
- Real concern about children and grandchildren being able to continue living in the village due to lack of affordable housing
- Additional residents brings possibility of more small businesses being created.
- Development will help maintain and sustain current services/amenities and may help towards a viable bus service
- Neroche school is not full, there are spaces
- Site is attached to the village and an ideal location
- Hare Lane currently has 34 properties and this is an infill site
- Permission has been granted at the other end of the village which is less suitable position
- Previously a farmhouse and outbuildings on site
- Development will deliver much needed traffic calming measures helping to reduce traffic speed

- A large farmhouse with outbuildings previously occupied site, thus a previously developed site
- Baffled that some people objecting are those who have just moved into the village and into new properties
- Village has the infrastructure to support additional population
- Doctors surgery would benefit as it has capacity to welcome new patients. The Bell Inn is also being renovated and additional villagers will potentially provide increased numbers of customers
- The scheme will benefit the village

2 letters/emails have been received making the following observations/representations:

- No problem with the proposed development
- Need for affordable housing in the village
- Will help sustain local services
- The developer has not mentioned any help to buy scheme for the larger market houses.

The Campaign for the Protection of Rural England (CPRE) have submitted an objection to the proposed development. Whilst noting that the scheme has been reduced in numbers, the concerns raised in connection with the earlier scheme remain ie that the cumulative level of growth for Broadway is not acceptable nor sustainable development and it would have an adverse landscape impact.

CONSIDERATIONS

The application seeks outline consent with all detailed matters reserved for future approval other than the means of access. Accordingly, the assessment of this application relates to the principle of residential development on this site along with the proposed access arrangements from Broadway Road. Detailed matters in regard to the appearance, landscaping, layout, scale and design of the houses and internal roads would be assessed as part of any subsequent separate reserved matters application, subject to outline approval being granted.

Principle of Development

Broadway is classed as a rural settlement in the adopted South Somerset Local Plan where development is strictly controlled. Development should be limited to that which provides 1 or more of the following (Policy SS2): employment opportunities, community facilities and/or meets housing need, particularly affordable housing. The adopted Local Plan seeks to direct most of the housing growth towards Yeovil, the market towns and rural centres. However, it does expect housing to be delivered within the rural settlements and provides a target of at least 2,242 homes across all the rural settlements. It is accepted that the Council's settlement hierarchy forms the basis of the Local Plan in regard to the distribution and spread of housing, and is designed to take advantage of employment and service opportunities in the larger settlements.

Broadway does benefit from some local services and facilities including a primary school, doctors surgery, village hall and a public house (currently being renovated). On this basis, the village can be considered as a relatively sustainable settlement and meets the criteria under Policy SS2 of the Local Plan for allowing development in rural settlements. This view is supported by recent appeal Inspectors in assessing appeals for residential development in the village, most notably a 25 house scheme next to the Bell Public House. Whilst, as with many rural areas, employment opportunities are low, and public transport provision is poor, people are increasingly either running businesses from home or working from home with a reduced need to travel to a main office. For these reasons, and having regard to a number of appeal decisions in respect of residential development in the village and other rural settlements within the district, where Inspectors have accepted residential development, the principle of residential development is considered to be acceptable. The key consideration in this case is whether the proposed number of dwellings is acceptable taking into account the site individually, the cumulative number of dwellings completed and consented over the plan period in the village and the district wide housing requirements.

It should be noted that whilst Policy SS2 is relevant policy consideration and has to be taken into account, insofar as parts of the policy are considered to be a housing constraint policy, due to the Council's current lack of a 5 year supply of housing, only limited weight can be attached to Policy SS2. This is because Government policy contained within the National Planning Policy Framework outlines that where a Local Planning Authority is not able to demonstrate a 5 years supply of housing land, and the application involves the provision of housing, policies that are most important for determining the application are out-of-date.

Accordingly, as the principle is accepted, an assessment therefore now has to be made as to whether any relevant policies that protect such areas from development would provide a clear reason for refusal or whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits of the scheme. In this case, the benefits of the scheme would be the provision of housing, including affordable dwellings, economic benefit during construction and the spend of new occupants in the village. In addition, money will be collected from the Community Infrastructure levy, of which 15% will go to Broadway Parish Council.

Housing Need/Local Plan housing strategy

Objections have been received to the application on the basis that there is no proven housing need for this scale of development in Broadway. In addition, the Parish Council undertook a housing needs survey in 2016. Forms were distributed to every household (320) with 134 forms returned, representing a 43% return rate. This is considered to be a very good return rate.

Reading through the summary of the main findings, it was clear that while 56% felt that Broadway is sufficiently or over developed, there was quite a clear indication from others that housing, in particular affordable housing was required. 44% (59) felt that more houses are needed with a third of those (20) looking for new housing to purchase, either open market or affordable. A high number of respondents (66%) stated that they require smaller properties, preferably 2 bedrooms although up to 3 would be acceptable for 34%. 75% (100 people) see a need for lower cost open market houses to purchase for people with local needs. 50% support new homes on smaller sites - 10 houses or less. Larger sites had no support. 1 in 3 would like a bungalow.

The above response to the Housing Needs Survey would appear to reasonably reflect the balance of responses received to the current application with the majority expressing concerns about any further development and the number of dwellings, whilst on the other hand, a significant minority of residents strongly supporting development in order to meet local housing needs.

The Housing Needs Survey provides useful evidence as to the housing needs in the village. However, notwithstanding the findings, this must be set against the context of the overall housing needs for the district. As outlined above, whilst Policy SS2 seeks to strictly control development, rural settlements are expected to contribute to meeting the district's overall housing needs. It is not considered that it would be reasonable to refuse this application simply on the basis that there is no housing need. There is clearly a housing need in the district and the Council are currently not able to demonstrate that it is meeting its housing targets. Indeed, the housing supply position has worsened with the most recent report stating that the Council currently has a 4 year supply, compared with the previous figure of 4.2 years. Accordingly, as a housing constraint policy, the NPPF advises that such policies are considered out of date and can only be afforded limited weight in the decision making process.

Given this context, the next assessment is whether the adverse impact of approval of this scale of development would significantly and demonstrably outweigh the benefits. Major new residential developments have been approved in Broadway in recent years, in particular 25 units next to the Bell, Tanyard with 16 and 9 units at Vardens Farm. The 25 units on land next to the Bell have yet to commence whilst the Tanyard development has been completed. In total, as at 31st March 2018, there have been 30 completions with 43 commitments (ie sites with planning permission but yet to be commenced and/or completed). This gives a total of 73 units.

In respect of providing affordable housing, it is clear that a number of local residents wish to see affordable housing being provided in the village. A number of units have been and will be provided as part of recent planning approvals at The Bell and those recently completed at St James Gate (5 affordable units). However, given the number of people that responded to the housing needs survey and the district wide need for affordable housing, by providing 12 affordable units, this scheme would make a valuable contribution towards the Council's affordable housing requirements. It is also important to note that whilst smaller developments (under 10) generally have more public support, following the government's decision that developments of 10 or under do not have to provide any planning obligations, these smaller schemes do not provide affordable homes.

In terms of assessing the scale of growth, the proposed scheme would add to the 73 already consented giving a total figure of 108. This would exceed the housing figures for Stoke sub Hamdon which is classed as a rural centre and in the tier above Broadway in the Local Plan hierarchical strategy. The tier of settlements sitting above rural settlements in the local plan are the 6 rural centres and these generally have a target of 200 plus dwellings. However, Stoke sub Hamdon, whilst included as a rural centre has a housing figure of only 51 to reflect its smaller scale and nature. Therefore the total of 108 would sit well below the 5 rural centres. Therefore, on balance, it is not considered that the hierarchical strategy of the local plan would be significantly harmed or undermined by this proposed development.

The Council are currently in the early stages of reviewing the adopted Local Plan. An Issue and Options document was published for consultation towards the end of 2017. One of the possible options is to provide a new tier within the settlement hierarchy that would give some of the current rural settlements an enhanced role. However, this is at an early stage with the Preferred Options yet to be published. Accordingly, no settlements have been identified yet with an enhanced role, and thus it is not considered to be a material consideration at this stage.

Highways/parking

One of the objections to the earlier scheme was the increase in use made of the Pound road/Broadway Road junction which is considered to sub-standard given the lack of appropriate visibility. Hence, the reason for the stop line on Broadway Road at the junction. The increase in traffic, speeding, safety concerns and, in particular the poor visibility at the junction, has been raised by local residents.

In regard to the current application, the Highway Authority have not raised an objection. They are satisfied that the increased levels of traffic development will not have a severe impact on the local highway network. The Transport Assessment advises that the scheme would generate 30 trips during the AM peak and 34 during the PM peak. They are satisfied that with the cutting back of the hedgerow, improved visibility will be provided. However, notwithstanding the measures proposed by the applicant and Highway Authority recommendation, as outlined earlier in this report, the case officer remained concerned at the visibility provided at this junction, particularly given the recorded speeds along Pound Road, well in excess of 30mph. This would require a much greater level of visibility at the junction ie 90 metres compared with 43 metres for a 30 mph area. As outlined above, a site meeting was convened with the Highway Authority, agent and the applicant's highway consultant to discuss the visibility at the junction. It was agreed that a section of the highway verge on the left hand side as one emerges from Broadway Road would be reduced in height to no more than 300mm, levelled and grassed. This would provide a 90 metre splay making it much safer to emerge from the junction, benefiting both future and current residents.

The concern about speeding traffic on the local roads is fully acknowledged. In order to help with reducing vehicle speeds, the applicant has proposed a Gateway feature on Pound Road to the north and to the south of its crossroads junction with Broadway Road and Hare Lane. This comprises narrowing features on Pound Road with associated lining and signing. However, whilst this may only have limited impact on vehicle speed, the applicant should not be expected to solve the problem of excess speed on local roads. This is a matter for the Police and Highway Authority.

In addition, given the likely increase in pedestrian traffic, the lack of any footpath as part of the proposals for the withdrawn scheme drew an objection from the Highway Authority. A footpath extending 210 metres starting opposite the site entrance to Croft Farm is now proposed on the southern side of Broadway Road. This would be 1.8 metres in width and be adopted as part of the public highway. Concern has been raised about the visual harm the path would have on the current green verge and that it would lead to users stepping off the path into the road at its end point.

The Highway Authority have assessed the path, particularly from the safety point of view and have not raised an objection. Given that pedestrians currently have no footway for a significant length of Broadway Road and have to walk on the verge or road, heading from the village out to the west, it is considered that the provision of the footpath will be of benefit to both new and existing residents. The path will lead to the start of residential development on the southern side of Broadway Road, thus well beyond the extent of the development site. Whilst it would be ideal to continue the path to connect with the existing path in the village, it is not considered reasonable to expect the developer to deliver complete pavement coverage.

In regard to parking provision, concern has been raised that insufficient parking is being provided. The indicative layout submitted with the application shows provision for a total of 113 spaces. This figure is just below the adopted parking standards. However, details of the layout, including parking arrangements, are not due for consideration at this stage, and will be assessed as part of any subsequent reserved matters application.

Landscape

One of the objections to the previous scheme was on landscape grounds, in particular the adverse impact on the character and appearance of the area. Notwithstanding the historic existence of a farm house and outbuildings, the site is the last piece of undeveloped land fronting Broadway Road from its junction with Pound Road. There are no dwellings to the south, opposite the site but a number of dwellings are located to the west on the other side of the junction.

The Landscape officer objected to the previous scheme on the basis that it would erode the character of the village's rural setting, projecting a housing mass into the countryside contrary to the local settlement pattern. It would also result in the loss of open space providing the historic separation of Hare Lane properties from Broadway village. The applicant's landscape and visual appraisal submitted as part of the application concludes that development of this form in this location will have a limited visual effect due to the woody surround and proposed mitigation, with physical change arising from development being limited to the locality. The landscape officer did not agree with that conclusion. The character of existing housing on the north side of Broadway Road towards this end of the village is mainly single-plot depth. The landscape officer was concerned that the original development would be harmful to this linear character as well as enclosing the open space between existing development and properties in Hare lane.

In seeking to address those original concerns, the revised layout has reduced the number of dwellings by primarily removing houses away from the northern section of the site and proposing this as open space. The proposed dwellings as shown on the indicative layout plan will range from 25-35 metres away from the northern boundary. Additional planting will also be undertaken to supplement the existing boundary hedgerows and trees.

Whilst it is acknowledged that the character of properties along Broadway Road at this end of the village is linear in form, this is not characteristic of the village as a whole. There are a number of examples within the village where the character is of a group of dwellings, in a cul-de-sac arrangement. Properties on the northern side of Broadway Road arranged in this manner are at Olivers Lane and those at/adjacent to Yatford farm. Other examples include Tanyard on the southern side of Broadway Road. Of particular relevance is the appeal decision at Vardens Farm. Whilst for a lower number (9 units), the Inspector in assessing the landscape impact commented that there is 'a considerable variety in the

arrangement of properties in the village'.

Whilst the landscape concerns are fully acknowledged, given the changes to the scheme, the mixed character of properties within the village and the Inspector's conclusion in respect of Vardens Farm, it is accepted that whilst there would be some landscape harm, this impact is not considered to be so adverse to significantly and demonstrably outweigh the benefits that the scheme would deliver.

Residential amenity

Concern has been raised that the scale and design of some of the proposed dwellings would result in overlooking and loss of privacy, particularly in regard to the proposed apartment block in the southern corner. The impact of a new development on the amenity of all adjacent occupiers is a very important consideration. In this case, the details of the scheme including layout and design of the dwellings have not been sought for approval at this stage. An indicative layout has been provided. However, the assessment of the relationship between new and existing dwellings would be undertaken at reserved matters stage.

Ecology

The earlier withdrawn scheme for 46 units attracted objection on ecological grounds due to the adverse impact on dormice and the conclusion of the ecologist that the 3 tests under the Habitat Regulations would not be met. As outlined previously, the proposed layout of the scheme has been amended following an updated ecological appraisal. This outlines that the habitat on site largely comprises poor semi improved grassland which is heavily grazed. The loss of the grassland for development was assessed as having a negligible impact on biodiversity.

The protected species surveys identified that the boundary hedgerows are used by bats, dormice and breeding birds. The revised scheme includes compensation and enhancement measures for biodiversity which includes the retention, buffering and enhancement of the important hedgerows and woodland copse. This will provide an ecological corridor allowing enabling protected species to continue to use the site. Enhancements include the provision of a wetland/pond area, (attenuation), native wildflower, hedge and tree planting and installation of nesting opportunities for birds and roosting opportunities for bats. The additional Public Open Space areas will also be seeded to encourage the biodiversity of the site.

The Council's Ecologist has reassessed the ecological impacts based on the revisions to the suggested layout and on the basis of the revised ecological report. As will be noted above, the ecologist has not raised an objection to the principle of development but strongly recommends further dormouse mitigation is provided as part of any reserved matters application.

The Ecologist has noted the indicative layout for smaller number of houses with an area of open space in the north of the site which gives greater scope for mitigation/ compensation planting. The Ecologist didn't agree with all of the conclusions and mitigation proposals, particularly in regard to impact of road fragmentation and the need for supplementary thorny planting. Improvements for dormice mitigation can be achieved via widening hedges with new planting alongside. The scale of impact on dormice is low and localised and adequate mitigation and compensation can be provided within the site. As the layout and landscaping is not being sought for approval at this stage, this will need to be satisfactorily addressed at the reserved matters stage. In regard to the 3 Habitat Regulations Tests, it is considered that with the changes to the scheme and subject to satisfactory mitigation and compensatory measures, the scheme would meet the 3 tests.

Trees

An objection was raised by the tree officer to the earlier scheme on the basis of the potential impact of the attenuation basin and its close proximity to 6 fine Oak trees on/adjoining the north-eastern corner of the site. His concern focused on the fact that such attenuation features can reach well beyond their immediate footprint. In particular, once filled with water, they can significantly alter the hydrology of the

adjoining soil-environment, creating water-logged conditions that can cause extensive death of nearby tree root systems.

The revised scheme has pulled the attenuation basin 10 meters away from the closest point to the Oak trees. The Tree Officer is now satisfied with this revision and does not raise an objection. He notes that whilst the landscape details are only indicative at this stage, he does recommend that a more detailed landscape scheme is submitted with any reserved matters application.

Drainage/flooding

Concern has been raised by some local residents about flooding and drainage of the site. As with any scheme, it is not expected to resolve any current drainage issues but to ensure that an appropriate drainage system is installed and that it does not create additional flooding elsewhere. A Flood Risk and drainage Strategy report has been submitted. The site is wholly located in Flood Zone 1 which means that the site is at low risk from sea or river flooding. Both Wessex Water and the Local Lead Flood Authority have assessed the proposal and submitted documentation. Neither have raised an objection subject to conditions to secure the technical drainage details with any reserved matters application.

Surface water will first be attenuated on site and discharged at the greenfield rate which will be achieved via a detention basin. Discharge from the site will then go to a ditch on the boundary, with this connecting to a tributary of the Cad Brook. The Planning Statement outlines that during the public consultation event, concerns were raised that the proposal is likely to increase pressure on the existing drainage and sewerage systems within Broadway with concerns that this is at capacity. The applicant consulted Wessex Water who confirmed that there is capacity in the public foul sewer network to accommodate the proposed development. Therefore it is proposed that the foul water will be discharged to the foul sewer in Broadway Road. This has been confirmed by Wessex Water through their formal consultation response to this application.

Heritage

Broadway does not have a designated Conservation Area. In respect of listed buildings, the closest listed property is Porch House, which is located approximately 240 metres along Broadway Road to the east of the site. Accordingly, it is not considered that the proposed development would have any harmful impact on heritage assets.

Impact on local infrastructure and facilities

Objections to the scheme have been received on the basis that the village does not have the facilities to support the scheme and that its local infrastructure would not be able to cope with the additional housing and resultant population increase. In terms of infrastructure, as can be viewed from the responses outlined previously in this report, none of the key statutory providers such as Wessex Water or the Highway Authority have raised an objection. On that basis, it is considered to be very difficult to sustain an objection on those grounds.

It is accepted that public transport provision is very poor and that journeys required to be made out of the village will be made by private vehicle. This position was accepted by the appeal Inspector when assessing and allowing the appeal scheme for 25 dwellings next to the Bell Public House. In regard to the medical centre, an email has been received from the Practice Manager at the Church View medical Centre, via the agent, to confirm that the centre has the capacity to enrol more patients onto the patient register and is actively encouraging patients to register at the practice to ensure sustainability.

Other matters

The supporting documents have made reference to the fact that this site is identified within the Council's Housing & Economic Land Availability Assessment (HELAA). The HELAA is a technical and theoretical assessment of sites which could potentially contribute towards the future supply of housing and employment land within the local plan area. However, it is important to note that no policy weight is attached to its inclusion in HELAA nor does it imply that planning permission will be granted.

SECTION 106 PLANNING OBLIGATION/UNILATERAL UNDERTAKING

The application be approved subject to:

a) The prior completion of a section 106 planning obligation (in a form acceptable to the Council's Solicitor(s) before the decision notice granting planning permission is issued, the said planning permission to cover the following terms/issues:

- 1) The provision of 35% affordable housing with a split of 80:20 rent /intermediate product;
- 2) Contribution towards the provision of sport, play and strategic facilities
- 3) Submission of a Travel Plan Statement;
- 4) Highway Improvements to include a new footway along Broadway Road and traffic calming and gateway features along Pound Road; and
- 5) Provision and maintenance of open space;

COMMUNITY INFRASTRUCTURE LEVY

The application is CIL liable. This would be charged at 40 per sqm. 15% of the total received would go to the Parish Council.

RECOMMENDATION

Grant permission

01. The proposed scheme will result in a sustainable form of development that would make a valuable contribution towards meeting the Council's housing needs, including affordable housing, would not harm residential amenity, would provide a safe means of vehicular access, and would not harm ecological interests nor heritage assets. The scheme is in accord with Policies SD1, SS1, SS2, SS5, SS6, HG3, HG5, TA4, TA5, TA6, HW1, EQ1, EQ2, EQ3 and EQ4 of the South Somerset Local Plan and Chapters 2, 8, 12, 14, 15 and 16 of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To accord with the provisions of Article 4 (Article 5) of the Town and Country Planning (Development Management Procedure) Order 2015.

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

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

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

04. All reserved matters shall be submitted in the form of one application to show a comprehensive and coherent scheme with respect to design, layout, plot boundaries, materials, scale, vehicular and pedestrian access arrangements, drainage and landscaping.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

05. No works shall be undertaken until there has been submitted to and approved in writing by the Local Planning Authority, a detailed scheme of tree and shrub planting. Such a scheme shall confirm the use of planting stock of UK-provenance only, the planting locations, numbers of individual species, sizes at the time of planting, details of root-volumes and the approximate date of planting. The installation details regarding ground-preparation, weed-suppression, staking, tying, strimmer-guarding and mulching shall also be included within the scheme. All planting comprised in the approved details shall be carried out within the next planting season following the commencement of any aspect of the development hereby approved; and if any trees or shrubs which within a period of ten years from the completion of the development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced by the landowner in the next planting season with trees/shrubs of the same approved specification, in the same location; unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the planting of new trees and shrubs in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)[1] and the following policies of The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

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

Drawing numbers: 7854-pl001.

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

07. No development shall commence unless a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved plan. The plan shall include:
- Construction vehicle movements;
 - Construction operation hours;
 - Construction vehicular routes to and from site;
 - Construction delivery hours;
 - Expected number of construction vehicles per day;
 - Car parking for contractors;
 - measures to prevent dust, mud or other debris from being deposited on the public highway;
 - Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
 - A scheme to encourage the use of Public Transport amongst contractors; and
 - Measures to avoid traffic congestion impacting upon the Strategic Road Network.

Reason: in the interests of highway safety and local amenity to accord with Policies EQ2 and TA5 of the South Somerset Local Plan.

08. The proposed estate roads, footways, footpaths, tactile paving, cycleways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

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

09. 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 properly drained to accord with the NPPF.

10. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

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

11. In the interests of sustainable development none of the dwellings hereby permitted shall be occupied until a network of cycleway and footpath connections has been constructed within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

12. None of the dwellings hereby permitted shall be occupied until a scheme of street lighting has been installed within the site in accordance with a design and specification to be approved in writing by the Local Planning Authority.

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

13. No work shall commence on the development site until details of the access junction have been submitted and approved by the Local Planning Authority. Details of the access junction to be provided should be in general accordance with Drawing No. 1736/03/C (Appendix 7 of the Transport Statement). No part of the development shall be occupied until the approved access junction has been constructed. The visibility splays shown shall be constructed prior to the commencement of the development and shall thereafter be maintained at all times.

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

14. No work shall commence on the development site until details of the footway have been submitted and approved by the Local Planning Authority. Details of the footway to be provided should be in general accordance with Drawing No. 1736/03/C (Appendix 7 of the Transport Statement). No part of the development shall be occupied until the approved footway has been constructed.

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

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

Reason: In the interests of highway safety and residential amenity to accord with Policies TA5 and EQ2 of the South Somerset Local Plan.

16. Tree & Hedgerow Protection Condition: Prior to commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, the scheme of tree and hedgerow protection measures (as prepared by Greenman Environmental Management) shall be installed and made ready for inspection. A site meeting between the appointed building/groundwork contractors and a representative of the Council (to arrange, please call: 01935 462670) shall then be arranged at a mutually convenient time. The locations and suitability of the tree and hedgerow protection measures shall be inspected by a representative of the Council and confirmed in-writing by the Council to be satisfactory prior to any commencement of the development (including groundworks). The approved tree and hedgerow protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing and signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve the health, structure and amenity value of existing landscape features (trees and hedgerows) in accordance with the Council's policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

17. The reserved matters application shall include details for dormice mitigation including habitat compensation and landscape planting proposals. A habitat replacement ratio of at least 2:1 is recommended.

Reason: To mitigate the loss of habitat to accord with Policy EQ4 of the South Somerset Local Plan.

Informatives:

01. The applicant will be required to enter into a suitable legal agreement with the Highway Authority to secure the construction of the highway works necessary as part of this development. Please ensure that an advisory note is attached requesting that the developer contact the Highway Authority to progress this agreement well in advance of commencement of development.

The proposal involves the construction of a footway/road widening, which should be dedicated to form part of the public highway. The applicant is therefore advised to contact the Transport Development Group at County Hall, Taunton, TA1 4DY, for details of the dedication procedure. The Highway Service Manager for the South Somerset Area at Somerset County Council Highway Services, South Somerset Area Highways Office, Mead Avenue, Yeovil, BA22 8RT, Tel No 0845 345 9155, must also be consulted regarding the specification and supervision of these works before they commence on site.

The applicant should be advised that at least seven days before access works commence the Highway Service Manager must be consulted. They can be reached at Somerset County Council Highway Services, South Somerset Area Highways Office, Mead Avenue, Yeovil, BA22 8RT, Tel No 0845 345 9155

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20th June 2018

PLANNING APPLICATION FOR HOUSING DEVELOPMENT ON LAND AT POUND FARM, BROADWAY: 18/01311.

RESPONSE BY BROADWAY PARISH COUNCIL

Broadway Parish Council considered application 18/01311 at a specially convened public meeting of the Council on 19 June attended by 33 residents and the developer's representatives, it has met the developer to hear about the changes made from the application for this site withdrawn in 2017 and councillors attended the applicant's exhibition at the Village Hall. The Council notes that the number of buildings proposed for the site has been reduced from 46 to 35, that a greater mix of dwellings has been included, that some open space would be created, traffic calming measures are proposed for Pound Road on its approach to the Broadway Road/Hare Lane crossroads and that a pathway is intended to be constructed for 210m towards the centre of the village from the proposed site. Despite these alterations from, and additions to, the previous application, the Council remains opposed to the development and accordingly objects to the application.

From the outset there has been significant opposition in Broadway to the development of the land which is the subject of this application. This was reflected in the Council's letter of 14 December 2017 objecting to the first planning application for this site. In its view, the arguments which the Parish Council adduced on that occasion are still valid.

The Parish Council's grounds for objecting to this application are as follows and are summarised at the conclusion.

The integrity of the village.

One of the Parish Council's key concerns is the impact the proposed development would have on the character and integrity of the village.

For centuries, Broadway was a small settlement of vernacular cottages and farms, often thatched, which was typical of the many villages which gave South Somerset its attractive and

historic character. Despite the addition of some local authority housing and minor in-fill, that remained the case until the 1960s. From that time onwards, new housing developments at Stoford Place off Suggs Lane (15 houses), Lamparts Way (15), Carlan Stepps (6), Tanyard (13) and St. James' Gate (16) off Broadway Road and Brookside (18) and Standerwick Orchard off Goose Lane (38) significantly increased the number of dwellings and, by their modern appearance, changed the character of the village. Although, at the eastern end of the village, development ended at the Village Hall, at the western end linear in-fill continued to extend the built-up area along Broadway Road towards the proposed development site, although much of this modern in-fill was separate from the older, traditional housing between Paulls Lane and Goose Lane.

At paragraph 2.7, the applicant's Planning Statement summarises this incremental process of development and enlargement thus:

Development in Broadway is largely linear in form, with housing fronting Broadway Road, Goose Lane and Hare Lane. Since the last half of the twentieth century up to the present day, there have been a number of small scale housing developments built to the south and north of Broadway Road.

This misrepresents the situation.

First, development in Broadway has seen a visible contrast between linear development on the northern side of the village, with only one cluster of 5 new houses built on a brown field site in Olivers Lane, hidden behind housing fronting Broadway Road, and a mix of predominantly clustered developments on the southern side. All of the developments since the 1970s mentioned earlier are on the south side. Thus the historic practice has been to in-fill lineally on the north and create housing clusters to the south, each accessed by its own roadway onto Broadway Road, Suggs Lane or Goose Lane. It is for this reason that the applicant's Land Appraisal Report states at paragraph 3.2 that the built environment on the northern side of the village extends back only 100m, while on the south it extends to twice that distance. A similar process of linear development continues in Hare Lane westwards from its junction with Pound Road and Broadway Road.

Thus, contrary to the assertion in paragraph 8.10 of the applicant's Planning Statement that the "*proposed number of units would be commensurate to the scale and character of Broadway,*" the proposed Pound Farm development would not only be the second largest housing cluster built anywhere in the village, it would also be by far the largest housing development on the northern side of the village. It would also extend back north from Broadway Road further than the rest of the built environment on that side, with the exception of the 5 houses hidden away in Olivers Lane. Moreover, it would be entirely out of alignment and scale with all the bungalows and modern houses adjacent to it for over 300m east along Broadway Road towards the village centre.

Second, the applicant's Planning Statement refers at paragraph 2.7 to '*a number of small scale housing developments*'. In the context of the national planning scene, 'small' is a relative term. In the context of a village the size of Broadway, which in 2011 had only 328 dwellings, some of the developments already built are large. One recent example stands out, that of Standerwick Orchard in Goose Lane. Approved in 1995, this added 38 dwellings to the village housing stock, or over 15% more at a stroke.

Developments such as this have seen the housing stock in the village increase significantly. The 1991 Census has Broadway with 232 dwellings. By 2001 this had increased by 33 to 265. By 2011, however, the rate of expansion had almost doubled, with 63 new houses, bringing the total to 328, a 41% increase over 20 years, but 23% over just 10. Ignoring the occasional single new house in the village, the recently built development at St. James' Gate and those approved on appeal at Varden's Field and the Bell Field, when completed, will bring the total up to 378. Finally, adding the 35 houses at Pound Farm would see Broadway expand to 413 houses, or a 50% increase since the beginning of the millennium.

While the Parish Council believes that there is advantage in providing an increase in housing in the village if it reflects local need, is modest in scale and sympathetic in design, it considers that these figures demonstrate that there has been too much modern housing development in Broadway in recent years, the Council having opposed the last 2 applications for this reason. It believes that the village is being swamped in a way which, by virtue of the scale and modernity of recently completed and approved developments, is robbing it of its character as a modest, historic and attractive south Somerset village. In the Council's view, it is time to halt the spread of relatively large-scale, modern housing developments in the village, but without preventing the construction of individual houses or small groups of houses built sympathetically. This view reflects opinion in the village. Responses to the Parish Council's June 2016 Housing Survey showed local support for housing developments of 10 houses or less, but no support at all for developments on a larger scale.

Relevance of District's housing 5 year plan

Section 6 the applicant's Planning Statement refers to South Somerset District Council's lack of a 5-year supply of deliverable housing land. It further states that the Government's National Planning Policy Framework's paragraph 49 means that, as a consequence, the District Council's policies for the supply of land should not be considered up to date.

The Parish Council endorses the District Council's approach to the supply of housing land, which is to focus development on the larger settlements and to ensure that development in village communities is restricted to those where sustainability can be clearly demonstrated and which do not overwhelm the character of the village. Any other interpretation of the District Council's approach and to the guidance in the Framework is, effectively, to give developers *carte blanche* to build outside the main centres, notwithstanding the District Council's adopted policy and the extent to which any particular village may already have contributed to the increase in the housing stock.

The applicant's Planning Statement reinforces this concern by its reference in paragraph 8.3 to the current gap in the supply of housing land and the estimated demand for housing. By claiming that the Pound Farm development would "*provide a valuable contribution to the districts housing supply and help to reverse this negative trend*" in the widening gap between demand and supply, the applicant ignores the extent to which Broadway has already contributed to meeting the district's demand for housing and will be contributing further via recently approved developments.

The applicant's Planning Statement refers (paragraph 7.3) to the District Council's own calculation that there will be a shortfall of 932 houses in its area over the 5-year planning period. The 35 units proposed at Pound Farm represent 3.7% of South Somerset's projected

housing completions deficit. That is a wholly disproportionate contribution for a village with less than 0.5% of the District's population or 0.5% of the District's housing stock (figures from the 2011 census). But if approved housing developments for the village are added to the figure for the Pound Farm development, Broadway's future contribution to bridging the deficit rises to 7.5%, entirely out of scale with the village's size.

The Parish Council is also concerned that justifying a large housing development in Broadway because it helps to bridge an otherwise increasing District-wide housing completions deficit, leaves the village open to similar over-large developments in the future. Given the extent of the existing and approved housing developments in the village, the Parish Council believes that Broadway has made much more than its fair contribution to meeting the demand for housing in the district, but at the cost of over-development. For this reason, the Parish Council believes that the Pound Farm development would represent in Broadway a disproportionate contribution to District housing needs and would be out of scale with the size of the village.

Housing Need

Two significant advantages of the proposed development cited in paragraph 4.1 of the applicant's Planning Statement are the provision of 5 bungalows and 9 affordable housing units.

So far as the bungalows are concerned, the Parish Council's June 2016 Housing Survey did reveal support for the provision of single-storey dwellings, in part to facilitate down-sizing by older residents from larger two-storey dwellings, thus freeing up the wider housing market. However, it is emphatically not the case that the applicant has introduced bungalows into the proposed development at the request to the Parish Council, which has made no formal suggestions as to features it would like to see included. It should also be noted that a significant proportion of the housing stock built in the village since the 1960s has included bungalows, whether as part of major schemes or as in-fill.

The Parish Council's June 2016 Housing Survey also revealed support in the village for the provision of affordable housing. However, this was at a relatively modest level, with only 8 respondents (out of 134) indicating a desire for affordable housing in the next 5 years. Since then, 6 units of affordable housing have been provided at St. James Gate. It is expected that around a further 7 or 8 will be provided at the housing development approved on appeal to the rear of the Bell Inn. The Parish Council believes that the provision of affordable housing is to be welcomed if it satisfies local demand and thereby enables families to remain in their communities. Given the affordable housing recently provided and planned for in approved developments, the Parish Council does not consider that its provision at Pound Farm is a compelling reason for permitting the development proposed there.

Sustainability and social benefits

Paragraph 8.8 of the applicant's Planning Statement claims that Broadway is a sustainable location for the proposed development because it has 4 of the services required to meet the sustainability standard. It also prays in aid the Inspector's view of this issue in his report on the Bell Field housing development appeal report. The 4 key services referred to are a primary school, doctor's surgery, village hall and public house.

It should be noted that all 4 key services are at the opposite end of Broadway from the proposed Pound Farm development. The School is 1 km away and the village hall and medical centre are 1.3 km away. While residents of Hare Lane and upper Broadway Road use these facilities, the addition of 35 families in one development can only increase traffic along Broadway Road and, so far as pedestrians are concerned, increase road safety risks. Both of these factors further argue against the sustainability of Broadway as a location for the proposed development.

It should be noted that there is no longer a scheduled or request bus service through Broadway. Residents' shopping is therefore done largely in Ilminster and Taunton by car, with the shop and Post Office on Goose Lane in Horton providing a much-valued but modest convenience outlet. The heavy reliance on cars for personal transport undermines the sustainability of the village and immediate local area, particularly as a location for relatively large housing developments.

Finally, the applicant's Planning Statement confirms that it is intended to make an area of open space available to the village in the development. This would be available because of the reduction in the number of houses intended for the site and the consequent release of land to the north of the built area. An increase in public open space is to be welcomed, but in this case is likely to have very limited value. The proposed site is at the far end of the village and thus far less accessible to residents than the village's own playing field next to Neroche Primary School. Moreover, in June 2018 the Parish Council started a consultation on the redevelopment of the playing field, which will make it a much more attractive facility for local children of all age groups up to age 16. While the proposed public open space at the Pound Farm site would no doubt be enjoyed by residents of the development, it is most unlikely to appeal to any but a small number of current villagers, even those living close by, who have ample access to the countryside via the network of nearby footpaths.

Inappropriateness of the site

The Pound Farm site is at the edge of Broadway before Pound Road cuts across Broadway Road and Hare Lane, the latter with its string of linear developments westward. Thus, from west of Olivers Lane in the village, to the end of housing/farms in Hare Lane, a distance of 1 km, there is no cluster development. All the properties access straight onto the highway. The proposed development at Pound Farm would be an incongruous exception to this pattern of housing, by being a rectangular block of modern houses, unrelated in scale or positioning to any of the houses in either direction. This is accentuated by virtue of the fact that the 6 dwellings immediately to the east of the proposed site are all bungalows, representing a significant contrast to the 2-storey buildings which would be visible from the entrance to the site.

Nor does the Parish Council accept the statement at paragraph 8.11 of the applicant's Planning Statement that *"the site is inconspicuous in both the wider and local landscape"* As paragraph 7.30 of the Landscape Appraisal Report makes clear:

"A new access to the development will require an opening in the hedgerow on Broadway Road about 30m long that will give a view of the four new housing buildings located adjoining the entrance to the site. The roofs of the buildings further back will also be glimpsed from this viewpoint."

The report also says (paragraph 7.31):

“The view of the development through the new road access on Broadway Road and the indistinct views through the hedgerows during the late winter and early spring months will change the character of Broadway Road over the 120m long frontage to the site. This change will be noticeable to road users.”

The Parish Council agrees that it will be impossible to hide the proposed development from road users, but believes that the impact of 35, mainly 2-storey houses on the site will be much more visible to passers-by, particularly in the winter months. As already indicated, the contrast with the nearby bungalows will be very evident. Furthermore, the District Council’s September 2017 5-year Housing Land Supply Paper describes the site as ‘visually prominent’.

The Parish Council believes that the development will in fact be an incongruous and visible addition to the landscape.

Design

Page 23 of the applicant’s Design and Access Statement sets out the ambition for the appearance of the development. In particular it says:

“Integrating the site into the surrounding area and establishing character is vital in delivering a successful scheme. This includes locally distinctive development patterns, landscape, culture, materials and biodiversity.”

To achieve this, the Statement continues:

“The development will adopt a style and character which draws on and interprets the key elements of the surrounding area of Broadway.....The scale and massing of the development will respond to the immediate built environment. The development will contribute to positive change to the image of Broadway and Horton through the design of a high quality housing development.”

These are laudable aims, but ones which the Parish Council believes are unachievable at the Pound Farm site. As already explained, the attempt to ensure that the scale and massing of the development responds to the immediate built environment will be undermined by the proximity of a line of bungalows. The screening of the development, but particularly its remoteness from the older parts of the village, will make successful integration into the visual character of the village impossible. This contrasts with the Standerwick Orchard development referred to on page 36 of the Planning Statement. Here, the use of materials including brick, stone and thatch derive from a Design Brief drawn up by the District Council in 1997 to reflect those features in adjacent traditional buildings. But at Pound Farm there would be no similar traditional reference points for the development to reflect and respond to. The result here would be the creation of a clearly modern development aping local character in an unconvincing and superficial manner. Nor is it apparent to the Parish Council how such an approach can do other than create an anomalous and isolated mass of housing, drawing attention to itself by virtue of its stylistic incongruity.

Road Safety

Page 30 of the applicant's Design and Access Statement indicates that it is proposed to create a pathway on the southern side of Broadway Road for 210m eastwards from the entrance to the proposed development, which the developer claims will be "providing a link to the main body of Broadway village". However, the proposed pathway does not link to the main body of the village. The Pound Farm site is 500m from the village centre at Goose Lane, where the pavements to the school and village hall/medical centre start. Any improvement to pedestrian safety along Broadway Road is to be welcomed, but the section of road along which the pathway is intended to run has clear sight lines and a grass verge, which is not the case for the remaining distance to Goose Lane. Its contribution to improving road safety is thus likely to be less than the applicant argues.

While the applicant's Transport Statement says that traffic flows along Broadway Road are low, the situation is complicated by uncertainty about the possibility that village access to the A358 from Broadway Road will be severed by the dualling of the main road, as indicated in the latest Highways England plans. Were that link to be blocked, Broadway Road and, then, Pound Road would be a tempting rat run for drivers wishing to reach Taunton via the road to Staple Fitzpaine or to the M5 via a new access to the motorway. That would be likely to significantly increase the traffic on Broadway Road.

The Parish Council is also very concerned at the road safety implications of creating an access from the proposed development close to the crossroads of Broadway Road, Hare Lane and Pound Road which would have the effect of increasing its use. Although the applicant's traffic safety report downplays the danger posed by this intersection, the Parish Council believes that increased traffic flows would make the intersection more dangerous. This is exemplified by the road traffic accident which occurred early in June 2018, which required the hospitalisation of one of those involved. The Parish Council notes that the applicant proposes traffic calming measures on Pound Road either side of the crossroads. The Council does not have the technical expertise to comment on the suitability of these arrangements. However, it does agree that improvements to the safety of the crossroads will be even more important if the development proceeds and that this should be a condition imposed if approval were to be given.

Concerns about pedestrian safety were a recurrent theme emerging from the consultation undertaken by the applicant and by the Parish Council. This is particularly so in the case of children walking to the Neroche Primary School and elderly people walking to the shop and Post Office in Goose Lane. The Parish Council does not believe that these concerns have been adequately addressed by the applicant, including by the proposed provision of a short section of pathway along Broadway Road.

Highway issues

The Parish Council does not consider that the existing road network is adequate to accommodate the level of construction traffic and the additional residential traffic referred to above. It is important that a construction traffic access plan is available to examine how disruption to traffic can be avoided were the application to be approved. For instance, one access to the site, off Pound Road, is over Whitebridge, a small stone bridge which is a dangerous pinch point on the road to and from Horton. The Council is unconvinced that all

the relevant traffic issues, including the danger posed by the short sight lines at the Pound Road/Broadway Road crossroads and the uncertainty about the volume of traffic likely to be using Broadway Road in the future, have been convincingly addressed. The Parish Council believes that the County Highways Department must be fully consulted on all highway safety and access matters.

Economic benefits

Paragraphs 8.4 and 8.5 of the Planning Statement set out what the applicant sees as the benefits to the local economy of the development. These are claimed to be approximately 53 direct construction jobs and 79 jobs created elsewhere in the supply chain. The Parish Council welcomes appropriate provision of new jobs in the area. But, even if the applicant's claims as to job creation are accepted, they are all temporary and are unlikely to have any impact at all on Broadway's economy after completion of the development, which of course would be permanent. Moreover, while the Government's National Planning Policy Framework advises that significant weight should be placed on the need to support economic growth through the planning system, no potential economic growth in the village has been demonstrated from the development proposed.

Conclusion

Paragraph 4.2 of the applicant's Planning Statement succinctly sets out the aspiration for the proposed development as creating *"a sustainable extension to the existing settlement with a scheme that maintains a traditional architectural style which respects the character of the settlement of Broadway."*

Broadway Parish Council believes that the application fails its own test. It believes that the development would be:

1. an anomalously large block of housing adjacent to an otherwise linear stretch of single dwellings in Broadway Road and Hare Lane;
2. a visible group of 2-storey dwellings out of scale with the neighbouring bungalows and the village at large;
3. an incongruous and visible addition to the landscape, particularly in winter;
4. a stylistically unconvincing and incongruous mixture of modern and traditional tropes unrelated to nearby dwellings or to the older, traditional buildings at some distance from it;
5. a wholly disproportionate contribution to meeting District housing needs for a village of its size and one which would accelerate the already excessive urbanisation of the Broadway;
6. a precedent for further large-scale housing developments in the village based on a District-wide housing need and not local demand;
7. liable to increase serious and unresolved concerns about road safety at the Broadway Road/Hare Lane crossroads;
8. unsustainable in respect of local transport;
9. of no significant long-term benefit to the village economy;
10. counter to the clear wishes of the village as expressed in the 2016 Broadway Housing Survey and the meeting on 19 June 2018;

11. and, in respect of those aspects which might otherwise have merit, including the creation of a pathway along Broadway Road, measures to calm traffic on Pound Road, provision of an area of public open space, a contribution to housing mix and the availability of affordable housing, insufficiently compelling to outweigh the many detrimental aspects referred to above.

The Parish Council therefore objects to the planning application. The Council would wish to put these points directly to the Planning Authority at the relevant meeting to consider the application.

Agenda Item 14

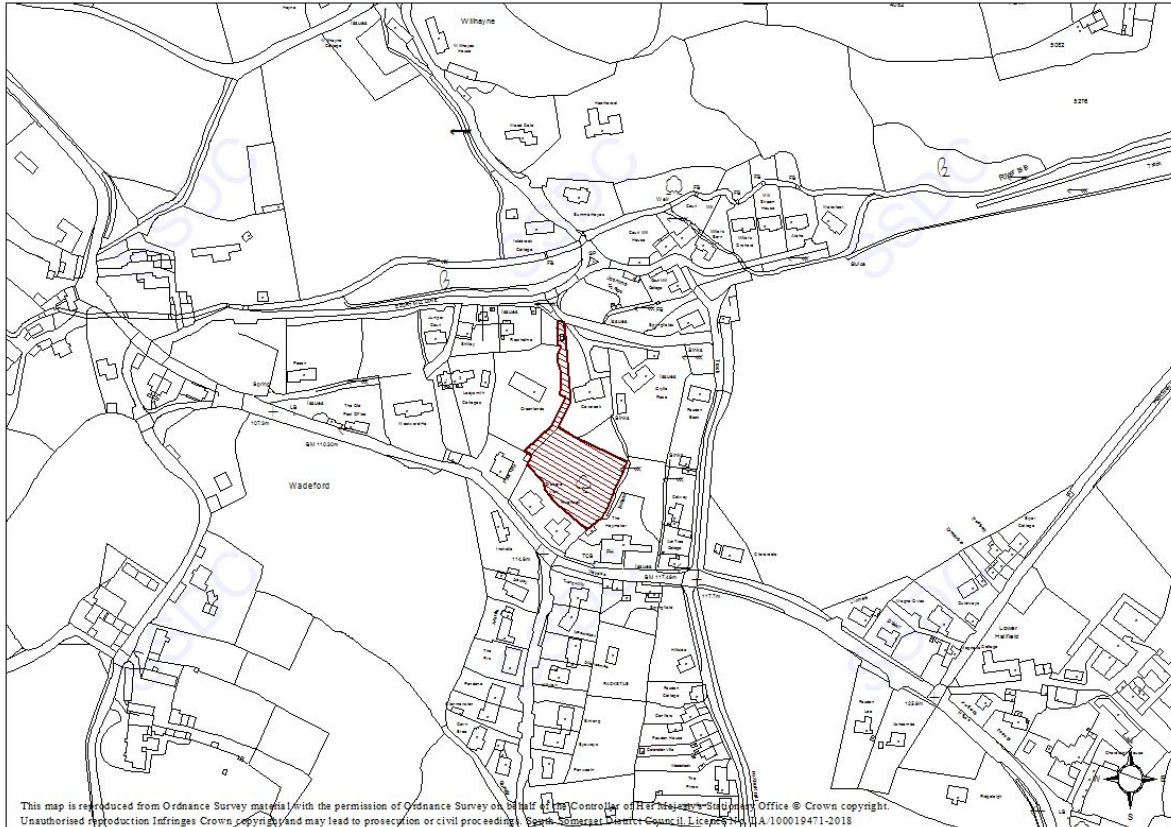
Officer Report On Planning Application: 18/00746/OUT

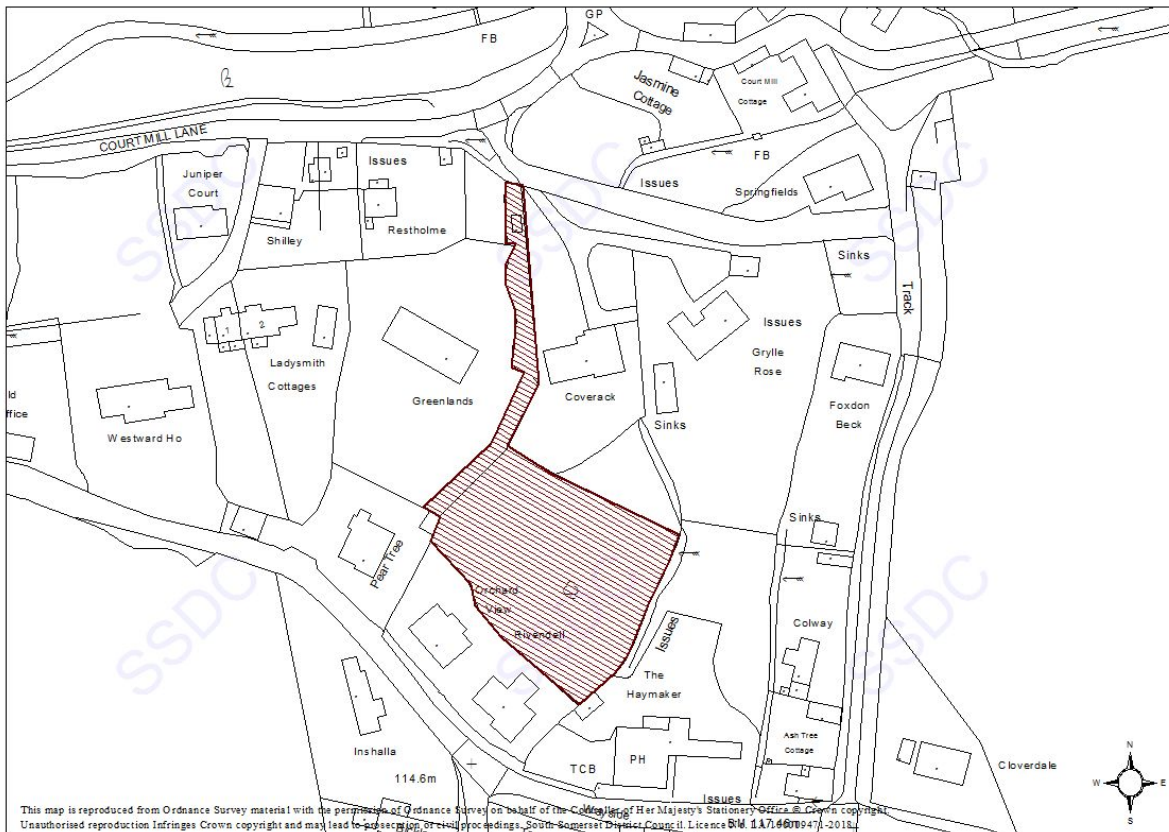
Proposal :	The erection of a 1 No. dwelling and detached garage with associated parking.
Site Address:	Pear Tree Wadeford Chard
Parish:	Combe St Nicholas
BLACKDOWN Ward (SSDC Member)	Cllr M Wale
Recommending Case Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	30th April 2018
Applicant :	Mr & Mrs G Turner
Agent: (no agent if blank)	Paul Rowe Caparo 11 Mervyn Ball Close Chard Somerset TA20 1EJ
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL

This application has been referred to Area West Committee at the request of the Ward Member and with the agreement of the Area Chair to allow further debate of the considerations in this case, in particular the sustainability concerns.

SITE DESCRIPTION AND PROPOSAL





This application is seeking outline planning permission and is seeking to agree the access arrangements but with all detailed matters (appearance, landscaping, layout and scale) reserved for later consideration.

The application site is a small relic orchard comprising approximately 0.26 hectares. The site is on sloping ground and retains just a few old fruit trees and is surrounded by a public house to the southeast, with residential development to all other sides. Access is proposed through the grounds of the neighbouring property Greenlands located immediately to the west and along an unmade-up track that leads down the hill (between existing residential properties) to the north and then egresses on to Court Mill Lane, which is a narrow lightly trafficked single track unclassified lane. Whilst the application site is in flood zone 1, the access and this section of Court Mill Lane is located within flood zone 3. There is a mature tree that is subject to a Tree Preservation Order growing within the grounds of Greenlands close to the adjoining boundary with the application site. The proposed new access track will pass close to this tree alongside the adjoining boundary.

HISTORY

None.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006-2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS2 - Development in Rural Settlements

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ2 - General Development

EQ4 - Biodiversity

EQ5 - Green Infrastructure

National Planning Policy Framework

Part 4 - Promoting sustainable transport

Part 6 - Delivering a wide choice of high quality homes

Part 7 - Requiring good design

Part 8 - Promoting health communities

Part 10 - Meeting the challenge of climate change, flooding and coastal change

Part 11 - Conserving and enhancing the natural environment

CONSULTATIONS

Combe St Nicholas Parish Council: No objections. The proposed dwelling will be overlooked in the current layout, but subject to satisfactory measures regarding access and environmental issues the Councillors have no objections.

Highway Authority: Referred to their standing advice.

SSDC Highway Consultant: Consider the sustainability of the site in terms of access / connectivity to any local services and facilities. The approach to the site needs to be assessed in terms of width, it would appear access would be via a private access road, the first section of which appears to be shared. More details should be submitted. Visibility splays at the point where the private access road meets Court Mill Lane needs to be identified and assessed. On-site parking would need to accord with the Somerset Parking Strategy optimum standards.

Ecologist: I have noted comments from contributors that regard the site to be an orchard which is a 'priority habitat' that should be protected against development. I have seen your photos of the site.

Planning policy (NPPF and Local Plan policy EQ4) does expect some protection for priority habitats, and Traditional Orchards are listed as a priority habitat. Historical maps (1930) show this site as being an orchard, as too were the majority of the adjacent and nearby fields which are now residential properties.

The definition of Traditional Orchards for priority habitat purposes includes fruit trees within permanent grassland, managed in a non-intensive way. A Natural England inventory of traditional orchards used a minimum threshold of five trees. This site may therefore just about meet the definition of priority habitat, although it hasn't been included in the Natural England inventory (checked on MAGIC).

I note the site is just a small remnant of the former orchard presence in the vicinity, and is within a predominantly residential area. As traditional orchards go, the trees are small and few, and overall the site is small and unremarkable. I consider it unlikely that the site will be significant for the wildlife it supports.

On balance I suggest the site's status as priority habitat is borderline that shouldn't be afforded much weight when determining the outcome of this application.

Tree Officer: The redline drawing includes what has been described as an existing access that lies across the radial root protection area of a protected walnut tree (subject to the SSDC (Combe St

Nicholas 2) Tree Preservation Order 1985). The walnut appears to be located within the garden of an adjoining property called Greenlands. There does not appear to be an obvious existing track and I am a little concerned what might be intended.

Considering the generous plot size for the single dwelling I see no reason why some efforts could not be made to preserve as many of the orchard trees as is reasonably practicable. The topography of the site does appear to make the proposed dwelling rather over-looked, so retaining some mature tree cover and providing new tree and hedge-plantings seem rather desirable. If consent is granted please consider imposing conditions to secure a scheme of tree and hedgerow protection and also a landscaping condition.

REPRESENTATIONS

Written representations have been received from 6 separate households, 2 in support of the application and 4 objecting or raising concerns.

Comments made by those with concerns / objections includes:

- The proposed access on to Court Mill Land is inadequate and presents an additional and potentially dangerous traffic hazard along a narrow lane which is already over utilised.
- Environmental / ecological harm caused by the removal of several fruit trees in a traditional orchard setting. A comprehensive environmental impact assessment should be considered to take into account the disruption to wildlife habitat.
- Impact to drainage and soil erosion as a result of disturbance to topsoil and subsoil during construction works.
- There is a manhole cover over the drains serving the properties of Foxdon Beck and Springfields at the proposed access. As there will be a lot of transport with heavy materials and equipment going over this position care will need to be taken with appropriate reinforcement.
- A bungalow would be preferable to a house and less detrimental to adjoining properties.
- Increase in noise and air pollution resulting from the construction works as well as vehicle movements post construction.
- The boundary line between our property, Rivendell and the site is misplaced.
- The proposed development would significantly reduce the residential amenity of our property (Rivendell) and neighbouring properties and would have a detrimental effect on our quality of life.
- The proposal sites the proposed house at the highest point in the orchard and the roof line would be most intrusive (into our views).
- It includes an unnecessarily long driveway and introduce noise pollution.
- This is a traditional order and the apples are harvested most years. Orchards are high biodiversity habitat and designated as a Priority Habitat and listed in the Natural Environment and Rural Communities Act (NERC Act) 20016. Failure to recognise this as a bio-diversity rich habitat would be to ignore this and a raft of other statutory instruments and guidance.
- We recognise that a balance needs to be struck between the provision of new housing and the protection of green spaces. The South Somerset Local Plan states that one role of the planning system is to protect and enhance our natural environment and to help biodiversity. The construction of one expensive dwelling will not make any perceptible difference to the housing stock and no amount of landscaping by the developer can mitigate the damage that the destruction of this orchard and its resulting impact to residential amenity and biodiversity.

Comments made by those in support include:

- The land is currently unused, the most practical thing would be to construct a house here, especially in view of the housing deficit.
- It is to be built on unused land which the Government has announced as a priority.

- The site is sustainable because of the 99 bus operated by First with a stop on the road nearby. An additional home will ensure this service remains in place to service the transportation needs of the residents.
- The proposal appears to infill an area already surrounded by housing. Once constructed the traffic will not vary in any significant way to current flow / volumes. Access to the site is no more complicated than that to the existing properties.
- The design placement of the building is respectful of the nearby community.

CONSIDERATIONS

This application is seeking outline planning consent for the erection of a single dwelling and to agree the access arrangements, with all other detailed matters (appearance, landscaping, layout and scale) reserved for later consideration.

Principle

The village of Wadeford is a very small settlement which, with the exception of a pub, is devoid of local facilities or services. Whilst in terms of its proximity Wadeford is relatively close to the nearby settlement of Combe St Nicholas where there are additional local services, the two settlements are two distinct and separate conurbations with no paved footway or cycle links to connect them, for this reason it is not considered appropriate to consider Wadeford as a satellite settlement of Combe St Nicholas. The effect of the site being so close to Chard and within 1.8 miles of the centre of Chard where a wide range of facilities and services, and in particular a greater choice of shopping and town centre type uses, is likely to act as a greater draw to future residents than those found within Combe St Nicholas. This combined with the modest nature of the proposed scheme means that the contribution that the proposal might otherwise make towards supporting the services found in Combe St Nicholas and the vitality of this community is likely to be minimal.

For these reasons Wadeford is considered to be an unsustainable location and therefore an inappropriate location for new build residential development. The proposal is for an open market house that is not sought to meet an identified local need. On this basis the proposal is considered to be an unsustainable form of development that is contrary to the aims and objectives of LP policy SD1 and the provisions of the NPPF and to be, in principle, unacceptable. The application should therefore be recommended for refusal.

Ecology

It has been queried by a number of local residents as to whether the site should, as a traditional orchard, be treated as a priority habitat and therefore be protected against development. The Council's Ecologist however is of the opinion that only a remnant of the former orchard remains and that the remaining trees are small and unremarkable, this along with the fact that the site is surrounded by mainly residential development that the site is unlikely to be significant for the wildlife that it supports. He therefore concludes that the site's status as a priority habitat is borderline and should not be afforded much weight when determining the outcome of this application.

Visual amenity / character

The site is not located within a conservation area, nor are there any listed buildings within its immediate vicinity that could be affected by the proposed development.

The application site is a small relic orchard that is situated on the northeast side of Wadeford Road, set back from the road behind existing development and is surrounded by built development to all sides. The orchard is on a sloping site and is now in a rather neglected state with just a handful of old fruit trees remaining that offer little by way of amenity value to the locality. In essence the site has the appearance more of an area of open green space than an orchard. The pattern of development in the locality is neither linear nor regular in character but rather is quite random with a mix of plot sizes and the gaps between and with a jumble of roadside and backland positions.

This 'green space' is not considered to represent an important gap / space within the area and given the mixed nature of the surrounding development and the advanced stage of decline in the condition of the orchard, the loss of this site to a modest scale of development is not considered to cause any demonstrable harm to the character of the area. The layout plan that accompanies this application is only indicative but clearly illustrates that the site has capacity to accommodate this scale of development without appearing an overdevelopment of the site and there is no reason why an acceptably designed scheme that respects this site and the locality could not be achieved through a reserved matters application.

Residential amenity

The neighbouring properties to the south (Rivendell and Orchard View) are raised up above the level of the site which along with their close proximity to the adjoining boundary and open boundary treatment along this side means that these properties currently enjoy a fairly commanding view across the site. The generous nature of the site means however that it should be possible to design and layout a scheme comprising a single dwelling which allows the future residents a suitable level of amenity without causing any demonstrable harm to the amenity of these neighbours. The boundary treatment to all other sides is predominantly made up of native hedgerow planting which in places is quite thin and in particular on the north boundary with the property known as Coverack could afford views into the rear of this property. Again, however, this issue could easily be addressed through the addition of further boundary treatment and through the layout of the detailed scheme and as such is not considered to be of significant concern.

Other concerns raised by local residents include:

- Increase in noise and air pollution resulting from the construction works as well as vehicle movements post construction - it is inevitable that construction works would bring some disruption to local residents however given the modest scale of the scheme such works would only be for a relatively short duration and are unlikely to give rise to any demonstrable amenity concerns of this nature.
- The proposal sites the proposed house at the highest point in the orchard and the roof line would be most intrusive (into our views) - No one has a 'right' to a view and the loss of a view is not a matter for which this proposal could be resisted. The lower level of the site to this neighbour means that whilst their outlook will naturally be affected there is no reason why it should result in the neighbour becoming enclosed by high development that might be unduly overbearing or cause some other substantive amenity concern.
- It includes an unnecessarily long driveway and introduce noise pollution - the new drive will pass between two neighbouring properties and will pass close the neighbouring property known as Coverack. The drive however is only sought to serve a single dwelling and the level and type of traffic associated with a single domestic property will be relatively low and not considered to cause any demonstrable harm to the amenity of the name.

Highway safety

As noted above the access to the proposed development is proposed through the grounds of Greenlands to the west and along a fairly narrow track to the north where it will egress on to Court Mill Lane. It is unclear when this track was last utilised as at the time of visiting the site the track was not properly surfaced and appeared to have been recently cleared.

The Highway Authority has referred to their standing advice which requires an access drive to be a minimum of 3m wide, the access to be served by visibility splays of 43m in either direction (in a 30 mph zone), the access to be appropriately surfaced and drained and for the scheme to be served by a level of parking and turning on site that accords with their Parking Strategy.

The width of the track and the extent of the applicant's control over this land was queried during the course of the application and the applicant has submitted a further plan showing the access drive in more detail which demonstrates that the 3 metre width is feasible. The access on to Court Mill Lane does

not fully comply with HA's visibility splay guidance however due to the quiet nature of the lane and slow traffic speeds it is considered that the access, which already serves several other neighbouring properties, is acceptable and safe as a means of access to serve the proposed development. The other outstanding issues are matters that would need to be dealt with at reserved matters stage and as such are not of concern for this application. On this basis the proposal is not considered to give rise to any substantive traffic or highway safety concerns.

Other matters

The site is located within flood zone 1 and is therefore at low risk of flooding and there is no reason why the redevelopment of this site should lead to the increase in flood risk elsewhere.

Other neighbour comments raised during the course of the application:

- Impact to drainage and soil erosion as a result of disturbance to topsoil and subsoil during construction works - there is no evidence that the site has any sort of pre-existing drainage or soil conditions that might be an issue for or could be exacerbated by the development.
- There is a manhole cover over the drains serving the properties of Foxdon Beck and Springfields at the proposed access - there is no reason why this should be a problem for the development or why the development should impact on this negatively.
- The boundary line between our property, Rivendell and the site is misplaced - there is no evidence to support this claim and the position of the redline area appears to tally with the position of the existing boundary treatment. The granting of a planning consent would not in any case over-ride land ownership issues, which is a separate legal matter to be dealt with separately by the relevant parties.

Conclusion

As detailed above, Wadeford is a very small settlement that is devoid of the necessary day-to-day services for it to qualify as a Rural Settlement. Furthermore, it is not sufficiently well related to the nearby village of Combe St Nicholas to be considered a satellite settlement to this neighbouring village, as such Wadeford is considered to be an unsustainable and therefore inappropriate location for new build residential development. The proposal is for a single open market house that is not required to meet an identifiable local need, as such there is no overwhelming demonstrable need for a house in this location which might over-ride these sustainability concerns.

For these reasons the application is recommended for refusal as it is considered to be contrary to the aims and objectives of sustainable development as set out with LP policy SD1 and the provisions of the NPPF.

RECOMMENDATION

Refuse for the following reason:

SUBJECT TO THE FOLLOWING:

01. The location of the proposed development is remote from day-to-day services and facilities, as a consequence occupiers of the new development are likely to be dependent on private vehicles for most of their daily needs. The proposal is not sought to meet any identified local need and so will not contribute to increasing the sustainability of this settlement and it is considered that such fostering of growth in the need to travel is contrary to the aims and objectives of sustainable development as set out within policy SD1 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant/agent did not take the opportunity to enter into pre-application discussions and there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.
