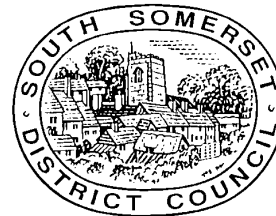


South Somerset District Council

Notice of Meeting



Area West Committee

Making a difference where it counts

Wednesday 16th January 2019

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 8 January 2019.

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).

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 16 January 2019

Agenda

Preliminary Items

- 1. To approve as a correct record the Minutes of the Previous Meeting held on 12th December 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 20th February 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. Appointment of Vice-Chairman for Area West Committee (Executive Decision)**
(Pages 6 - 7)
- 8. Grant to Chard Rugby Club (Executive Decision)** (Pages 8 - 12)
- 9. Chard Regeneration Scheme - Town Centre Regeneration Gateway Scheme (Executive Decision)** (Pages 13 - 22)
- 10. Reports from Members on Outside Bodies** (Page 23)
- 11. Area West Committee - Forward Plan** (Pages 24 - 25)
- 12. Planning Appeals** (Page 26)
- 13. Schedule of Planning Applications to be Determined by Committee** (Pages 27 - 28)
- 14. Planning Application 18/03204/FUL - Land Opposite Castle Cottage, Kingstone, Ilminster** (Pages 29 - 37)
- 15. Planning Application 18/01902/REM** - Land North of Tatworth Road and Adjacent to Forton Road, Chard** (Pages 38 - 51)

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

Appointment of Vice-Chairman of Area West Committee (Executive Decision)

Director: Netta Meadows, Strategy & Commissioning
Lead Officer: Angela Cox, Specialist – Democratic Services
Contact Details: angela.cox@southsomerset.gov.uk or (01935) 462148

Purpose of the Report

To agree to appoint a new Vice-Chairman of Area West Committee for the remainder of the Council year.

Public Interest

At the Council meeting on 19th July, Members formally elected Councillor Val Keitch to be the new Leader of Council from 1st September 2018. When Councillor Keitch took up her new position, it left a vacancy for the position of Chairman of the Area West Committee. This was subsequently filled by the then Vice-Chairman, Councillor Jason Baker, and the position of Vice-Chairman was filled by Councillor Carol Goodall. Councillor Goodall has indicated her intention to step down from the role and therefore the position of Vice-Chairman of the Area West Committee is vacant.

Recommendation

It is recommended that Members appoint a new Vice-Chairman of the Area West Committee with immediate effect for the remainder of the Council year.

Report

The Council's Constitution (Part 4 – Rules of Procedure) requires the Council to appoint Chairman and Vice-Chairmen to its various Committees of the Council at the start of each Council term. The appointment is normally for the whole of the Council year but the Constitution sets out the circumstances in which the appointment may end.

In accordance with the requirements of the Constitution, Councillor Carol Goodall gave notice that she would be stepping down as Vice-Chairman of the Area West Committee with effect from 31st December 2018. This has created a vacancy for the position of Vice-Chairman of Area West Committee which Members are being asked to fill at this meeting.

Financial Implications

There are no direct financial implications in taking this decision as there will still be the same number of District Councillors, Portfolio Holders and Committee Chairmen and Vice-Chairmen. The allowance associated with this appointment can be funded from the existing councillors' allowances budget.

Carbon Emissions Climate Change Implications

There are no specific environmental implications arising from the subject matter of this report.

Equalities and Diversity Impact

There are no specific equality or diversity implications arising from the subject matter of this report.

Background Papers

Council Agenda and Minutes of meeting held on 17th May 2018.

Area West Committee Agenda and Minutes of the meeting held on 15th August 2018.

Area West Committee Agenda and Minutes of the meeting held on 20th September 2018.

Agenda Item 8

Grant to Chard Rugby Club (Executive Decision)

Strategic Director: Martin Woods, Service Delivery
Team Manager: Tim Cook, Locality Manager
Lead Officer: Adrian Moore, Locality Officer
Contact Details: adrian.moore@southsomerset.gov.uk or 01935 462462

Purpose of the Report

Councillors are asked to consider the awarding of a grant for £4,064 towards the costs of refurbishing the kitchen at Chard Rugby Club.

Public Interest

Chard Rugby Club has applied for financial assistance from the Area West Community Grants programme. The application has been assessed by the Neighbourhood Development Officer who has submitted this report to allow the Area West Committee to make an informed decision on the application.

Recommendation

It is recommended that councillors award a grant of £4,064 to Chard Rugby Club, the grant to be allocated from the Area West capital programme subject to SSDC standard conditions for community grants (appendix A) and the following special conditions:

- Subject to confirmation of a pending grant application to Chard Town Council

Application Details

| | |
|--------------------------------|--|
| Name of applicant | Chard Rugby Club |
| Project | Kitchen refurbishment |
| Total project cost | £13,264 |
| Amount requested from SSDC | £3,814 |
| Amount recommended by SSDC | £4,064 (31.5%) |
| Recommended special conditions | Subject to confirmation of funding from Chard Town Council |
| Application assessed by | Alison Baker, Neighbourhood Development Officer, Area West |

Community Grants Assessment Score

The table below shows the grant scoring for this application. In order to be considered for SSDC funding under the Community Grants policies, applications need to meet the minimum score of 22.

| Category | Actual Score | Maximum score possible |
|----------------------------|--------------|------------------------|
| A Eligibility | Y | Y |
| B Equalities Impact | 5 | 7 |
| C Need for project | 3 | 5 |
| D Capacity of Organisation | 13 | 15 |
| E Financial need | 5 | 7 |
| F Innovation | 2 | 3 |
| Grand Total | 28 | 37 |

Background

Chard Rugby Club currently has over 600 members and has very active junior and adult sections including a growing female membership of both players and volunteers.

The clubhouse is used every day by various community groups as well as for rugby training and fixtures. It also regularly hosts functions as income generation for the Club.

The kitchen at the clubhouse has had little investment since it was built in 1993. A recent Food Standards Agency inspection rated the facility as 2 - 'Some improvement is necessary' and the Club now find it necessary to refurbish the kitchen to make it fit for purpose.

Parish Information

| | |
|--------------------|--------|
| Parish* | Chard |
| Parish Population* | 13,074 |
| No. of dwellings* | 6,066 |

*Taken from the 2011 census profile

The project

Chard Rugby Club would like to refurbish their outdated kitchen area. This will involve new electrics, new cupboards and storage and new major appliances.

Local Support / evidence of need

The Clubhouse and kitchen are used almost daily. During the week the facilities are used by various community groups including The Watch Project. The Club estimate that around 120 a week use the facility. With rugby fixtures at the weekend it is estimated that more 450 will use the facilities including home and visiting members, officials and players.

In addition the Clubhouse is used for various community and private functions including Firework night, concerts and private parties bringing important revenue to the club.

Providing catering facilities is an important part of this community and private use of the clubhouse and is expected on match days. However, the kitchen is no longer fit for purpose which has been borne out by the recent Food Standards inspection. Much of the equipment is outdated and unserviceable.

Chard Rugby Club is growing club with more than 600 members. There are 5 adult teams (including a ladies VI), 8 junior teams (including 3 girls teams) and 5 mini teams

Project Costs

| | |
|--|----------------|
| Supply of new Kitchen Cupboards and Appliances | £9,640 |
| Installation of above | £3624 |
| Total project cost | £13,264 |

Funding Plan

| Funding Source | Funds secured |
|---|----------------------|
| Own funds (inc funds from firework night) | £6500.00 |
| Town Council (pending) | £1000.00 |
| St Austell Brewery | £1200.00 |
| Atom Fabs | £500.00 |
| Amount recommended from SSDC | £4,064.00 |

The Club has requested £4,064 from SSDC. This equates to 31.5% of the total budget cost.

They are currently awaiting the results of a grant application to Chard Town Council.

N.B. The original request from the Rugby Club was for £3,814. However, this was subsequently amended after a personal donation of £250 was no longer available.

Previous grants

None during the last three years.

Chard Rugby Club is subject to 100% Business Rate Relief as a charity

Consents and permissions

None required

Conclusion and Recommendation

It is recommended that a grant of £4,064 is awarded.

Financial Implications

It is recommended that this grant is awarded from the Area West Community Grants revenue fund. If this grant is awarded there will be £12,546 unallocated until the end of this financial year.

Council Plan Implications

The project supports:

Our Vision for South Somerset

A place where businesses flourish, communities are safe, vibrant and healthy; where residents enjoy good housing, leisure, cultural and sporting activities

Economy

- Capitalise on our high quality culture, leisure and tourism opportunities to bring people to South Somerset.

Health and Communities

- Support communities so that they can identify their needs and develop local solutions.
- Help people to live well by enabling quality cultural, leisure, play, sport & healthy lifestyle facilities & activities.

Area West Development Plan Implications

Priority 4 - Health & Wellbeing of individuals - Supporting community groups and the voluntary sector to work with statutory providers to improve access to advice, services, social activities, with an emphasis on vulnerable individuals and groups— e.g. LIC's, youth support, activities for older people, making better use of halls, digital inclusion skills etc.

Equality and Diversity Implications

The Club is fully inclusive and has an equality statement as part of its constitution.

Background papers: grant file

Appendix A

Standard conditions applying to all Community Grants.

This grant offer is made based on the information provided in the application form and represents 31.5 % of the total project costs. The grant will be reduced if the costs of the total project are less than originally anticipated. Phased payments may be made in exceptional circumstances (e.g. to help with cash-flow for a larger building project) and are subject to agreement.

The applicant agrees to: -

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

Standard conditions applying to buildings, facilities and equipment

- Establish and maintain a "sinking fund" to support future replacement of the building / facility / equipment as grant funding is only awarded on a one-off basis.
- Use the SSDC Building Control service where buildings regulations are required.
- Use a contractor selected from the SSDC approved list for play area facilities.
- Incorporate disabled access and provide an access statement where relevant.

Special conditions

- Subject to confirmation of a pending grant application to Chard Town Council

Agenda Item 9

Chard Regeneration Scheme - Town Centre Regeneration Gateway Scheme (Executive Decision)

Director: Alex Parmley (Chief Executive Officer)
Lead Officers: Jeb Farrah (Chard Regeneration Scheme Project Manager)
Tim Cook (Locality Team Manager)
Contact Details: jeb.farrah@southsomerset.gov.uk
tim.cook@southsomerset.gov.uk

Purpose of the Report

This report updates members on the recent work undertaken to bring forward a Town Centre Gateway and seating area adjacent to 58 Fore Street, Chard. The report further recommends the next steps in the project and the allocation of resources.

Public Interest

The regeneration of the public realm areas is of interest to all who live and work and visit the town.

Recommendations

1. That members note the content of this report, and agree to the recommendations of jointly adopting and re-assigning the project management responsibilities for this site to the Localities Team, once they take up their new posts in January.
2. That members agree to provisionally allocate up to £23,000 from the area capital reserve towards jointly underwriting the scheme with Chard Town Council.

Background

This project has been in existence since the 1990's, and for a number of reasons work has been prematurely aborted either due to funding or lack of other resources such as officer time.

The highways department carried out some repairs to the area earlier this year, but their work did not extend to the re-surfacing of the pavement, and it is currently a mismatched and ugly surface.

There have been a number of failed businesses including the latest Italian Restaurant that folded in the summer. This was due to a number of environmental factors such as the high rent (currently advertised at £1,250 pcm), and the fact that the restaurant licensee failed to apply to the highways department for a licenced obstruction, to enable the restaurant to use the generous paved area for additional outdoor seating.

The project proposal is to seek a licensed obstruction to erect some permanent solid seating, with some planters and railings, in order to provide some pedestrian security and a more aesthetic gateway entrance to Chard Town Centre.

At the December meeting, Members agreed the scheme as a priority in the Area West chapter of the council plan.

Location (as shown in Figure 1)

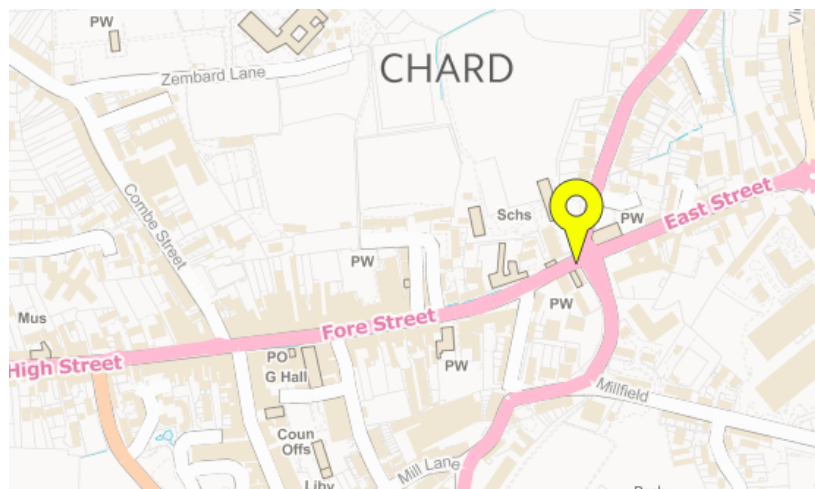


Figure 1

Cost

High level costings have been undertaken by a local Quantity Surveyor. Both options are very costly, due to the conservative nature of pricing without a detailed specification. This means realistically that there is the ability to be able to deliver the scheme either under budget, or improve the specification of what can be achieved within the same budget.

The Town Council has the opportunity to influence the gateway look and feel, by choosing some of the materials and amending some of the design proposals.

This gateway scheme will be the first link to the wider regeneration project that will include other public realm improvements across the town centre. It is thought that by working in partnership on this project, it can continue to come forward at pace.

Scope and Content

Funding - The localities team will be looking at a number of options to get external funding. This could be through local business sponsorship, lottery funding or central government funding opportunities.

Normally Highways would be expected to make a contribution for this type of scheme, however, in this case Phase 1 of the works was completed by the highways department. This included putting in some new kerbing, and partial tarmacking of the area. Highways have been explicit that this initial work is their only contribution to the gateway scheme. Photos of the area with the Highways Phase 1 improvements can be seen in the attached appendix.

Flooding - The Environment Agency data has been checked and the area is in flood zone 1. This means that a flood risk assessment is not required, and the works proposed will not affect the surface drainage.

Design - We used meetings with a highways consultant to inform the final designs. The three main highway safety considerations that need to be taken account of within the proposals are:

- For vehicles emerging from Silver Street onto High Street, the application needs to demonstrate that the railings/planting do not impede the 4.5m x 43m visibility splay to the west

- A 1:500 scale plan has been prepared showing this splay and demonstrating to the highways team that it would appear that there will be no encroachment by the works.
- On the same plan, the pedestrian visibility splay for walkers heading eastbound across the bell-mouth of the Silver Street junction is shown.
- The main concern will be the visibility for vehicles emerging from the parking bays to the west of the works. These bays are very long. However, it is important that should a vehicle enter the bay in forward gear, when the driver comes to exit back out onto High Street before any part of the vehicle encroaches onto High Street, the driver needs to be able to see for a distance of at least 43m to the nearside carriageway edge to the east. The planting and railings are being positioned such that visibility would not be obstructed. Any design changes need to factor in the constraints.

Landscaping / Planters

The Council tree officer can advise on the planting species appropriate to the visibility restrictions. Some work has been done in this area. The watering and on-going maintenance of the planters can be undertaken by the Streetscene team that currently undertakes the Chard Town Centre floral maintenance.

Seating

Members need to choose the product and the full specification; including the dimensions and materials needs to be included as part of the licenced obstruction planning application.

Resurfacing Work

The members from the Area West Committee and from the Town Council need to decide on the extent of the work. Once this specification has been fully costed and approved, the detail with the dimensions and materials proposed need to be submitted with the highways planning application.

Constraints

There are a number of utilities located both above and below ground that will dictate the extent of any works.

There are visibility parameters to be considered as detailed above.

Currently the premises at 58 Fore Street is vacant. The scheme design needs to reflect the requirements of a new Town Centre Gateway, rather than any emerging business needs as they may change over time.

Moving the Regeneration Scheme Forward

Recommendations

It is recommended that;

1. In order to allow the team to pursue a detail specification, the balance of £23,000 (Chard Town Council has agreed a contribution of £15,000) is underwritten from the Area West funds. This request is in advance of any grant funding that the localities team might be able to secure.
2. The funding work-stream is to be taken on by the new Localities Team.
3. The project management support is to be provided by SSDC (TBA by Locality).
4. Once funding is secured, and a final design agreed, it is recommended that the construction work is commissioned through a framework. This will give the funding partners the certainty that, the cost is competitive, as the frameworks need to go through an OJEU process and that a construction team can be mobilised within a few weeks.

Financial Implications

The project is expected to cost around £38,000. A number of funding streams will be explored to reduce the costs. However, to enable the scheme to continue seamlessly; the Town Council has agreed to underwrite £15,000 with the balance of £23,000 being underwritten from the Area West funds. If members agree the above recommendations, there will be £107k left in the AW capital reserve.

Carbon Emissions and Climate Change Implications

None at this stage

Equality and Diversity Implications

None at this stage

Background Papers

Appendix 1 and 2 Mace Cost Report

Appendix 3 Photos of Phase 1

Appendix 4 Scheme Plan

Appendix 5 Tree officer recommendations

Other reports will be made available on handover.

Photos of the Gateway Project – licenced obstruction at the front of **58 Fore Street Chard**

The proposal is to erect some seating, planters and railings in order to provide a more aesthetic and secure gateway entrance to Chard Town Centre.

The following pictures of the site show the extent of the phase 1 Highways work that included new kerbs and some new tarmacking.



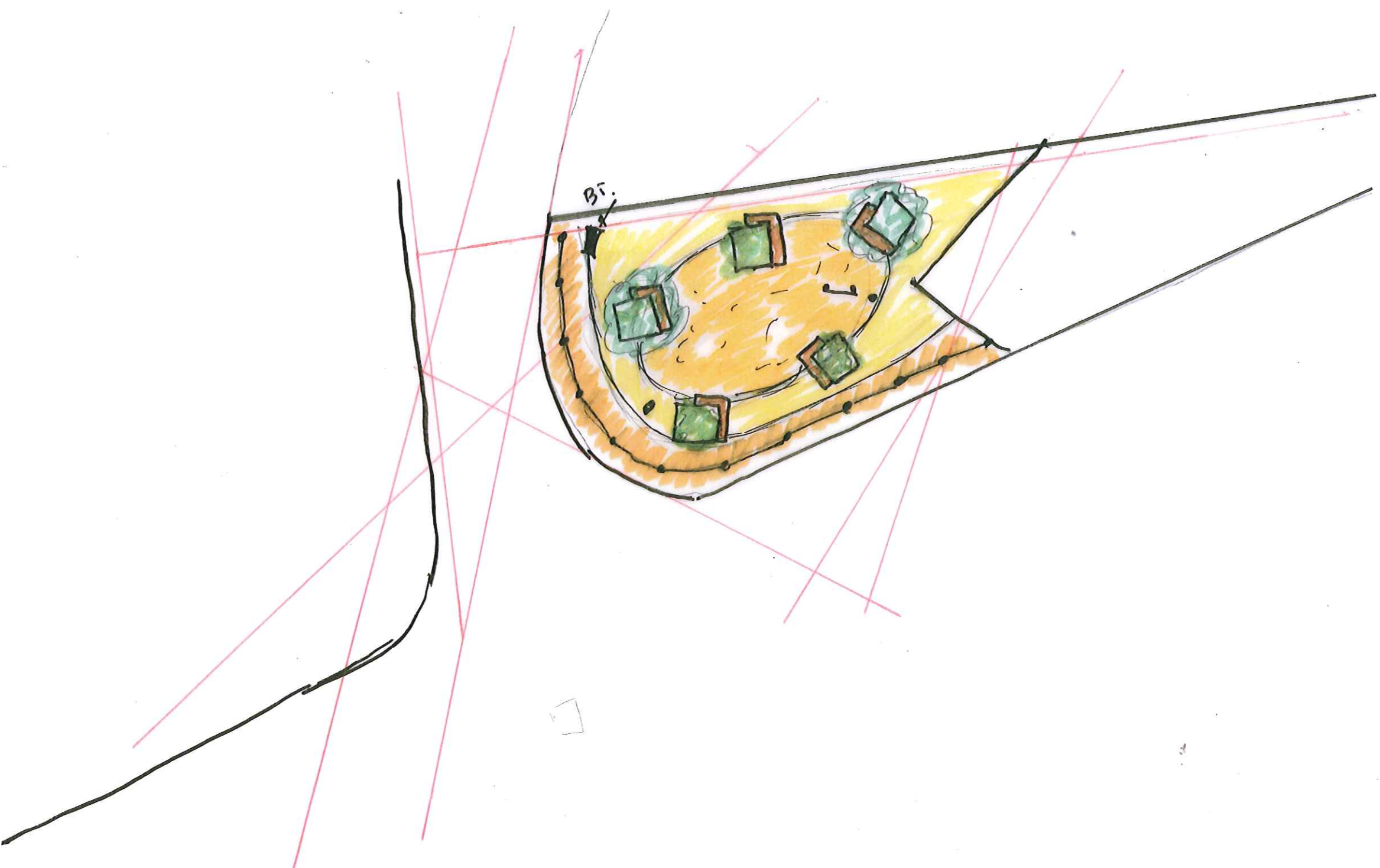
Vehicular and pedestrian access and parking arrangements











Agenda Item 10

Reports from Members on Outside Bodies

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 report is :

Ile Youth Centre Management Committee – Cllr. Val Keitch (verbal update)

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

Agenda Item 11

Area West Committee Forward Plan

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 |
|--------------------------------------|--|--|--|
| 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> |
| | <i>Ilminster Forum</i> | <i>Reports from members on Outside Organisations</i> | <i>Cllr. Carol Goodall</i> |
| 20th March 2019 | <i>Chard Regeneration Scheme Town Centre Regeneration Update</i> | <i>Update report following the Programme Board meeting</i> | <i>Jeb Farrah, Chard Regeneration Scheme Project Manager</i> |
| | <i>AONB Management Plan</i> | <i>Approval of the plan and to endorse SSDC's contribution to the core funding</i> | <i>Tim Cook, Locality Team Manager Adrian Moore</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> |
| 17th April 2019 | <i>Meeting House Arts Centre, Ilminster</i> | <i>Reports from members on Outside Organisations</i> | <i>Cllr. Carol Goodall</i> |
| TBC | <i>Area West Delivery Plan</i> | <i>Progress report</i> | <i>Tim Cook, Locality Team Manager</i> |

Agenda Item 12

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

18/00104/FUL - The erection of single storey self-contained annexe
Raisey Cottage, Raisey Lane, Combe St Nicholas, Chard TA20 3HN
(Officer delegated decision)

18/00555/FUL - The erection of 1 No. dwelling in the garden
10 Victoria Avenue Chard Somerset TA20 1HE
(Officer delegated decision)

Background Papers

None

Agenda Item 13

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 |
| 14 | WINDWHISTLE | 18/03204/FUL | Demolition of buildings, the erection of an extension and conversion of buildings into one dwelling and the formation of a vehicular access | Land Opposite Castle Cottage Kingstone Ilminster | Mr Paul Fowler |
| 15 | CHARD HOLYROOD | 18/01902/REM | Reserved Matters application for the erection of up to 200 dwellings including access, layout, scale and appearance, landscaping and associated ancillary works | Land North Of Tatworth Road And Adjacent To Forton Road Chard | Kier Living South West |

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

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

Referral to the Regulation Committee

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

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

Human Rights Act Statement

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

Agenda Item 14

Officer Report on Planning Application: 18/03204/FUL

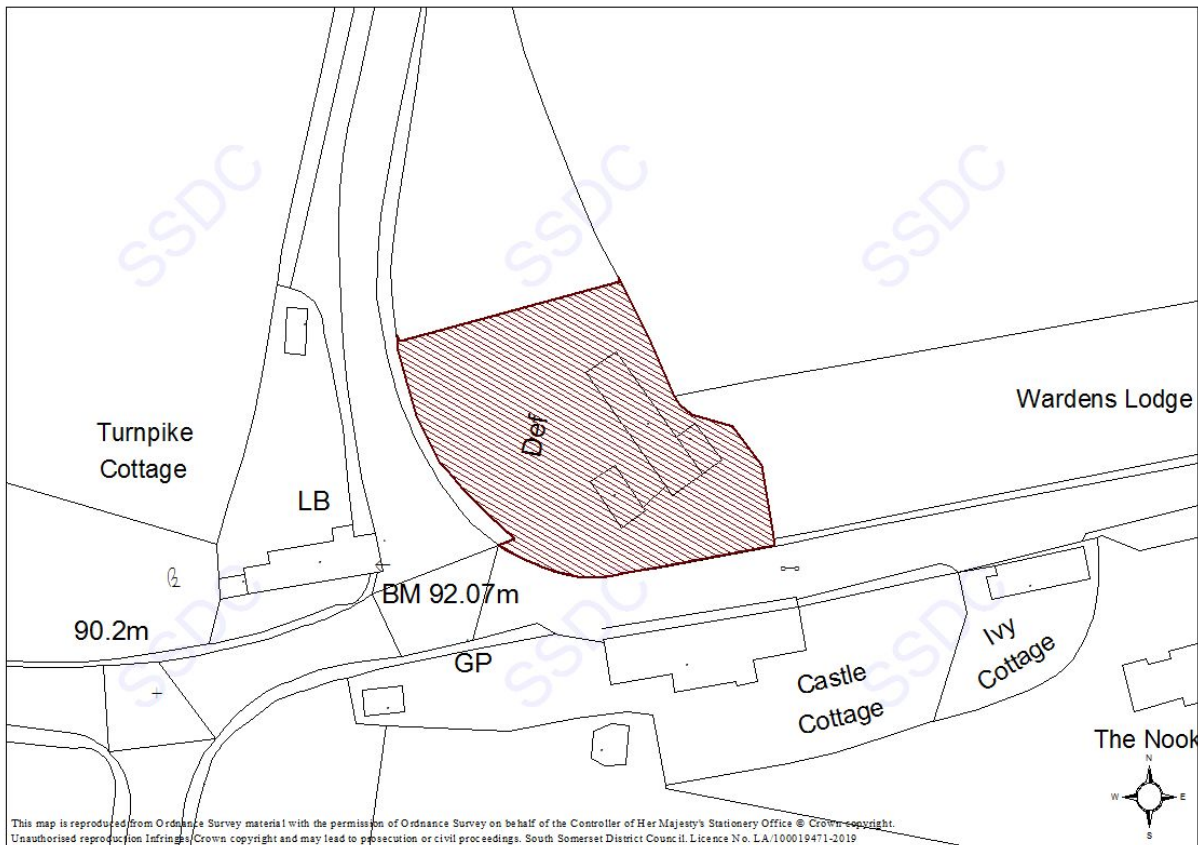
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|---------------------------------------|---|
| Proposal: | Demolition of buildings, the erection of an extension and conversion of buildings into one dwelling and the formation of a vehicular access |
| Site Address: | Land Opposite Castle Cottage Kingstone Ilminster |
| Parish: | Dowlish Wake |
| WINDWHISTLE Ward (SSDC Member) | Cllr S Osborne |
| Recommending Case Officer: | Louisa Brown Tel: (01935) 462344 Email: louisa.brown@southsomerset.gov.uk |
| Target date : | 29th November 2018 |
| Applicant : | Mr Paul Fowler |
| Agent: (no agent if blank) | Clive Miller Planning Ltd Sanderley Studio Kennel Lane Langport TA10 9SB |
| Application Type : | Minor Dwellings 1-9 site less than 1ha |

REASON FOR REFERRAL TO COMMITTEE

The Ward Member, in agreement with the Area Chair, has requested that this application goes to committee due to objections raised on highway safety.

SITE DESCRIPTION AND PROPOSAL





This is an application seeking planning permission for the demolition of buildings, the erection of an extension and conversion of buildings into one dwelling. The description on the application refers to the formation of an access also, however the access is already in existence and the proposal is to modify it.

The site is located in the small settlement of Kingstone on the northern side of the highway on a corner plot, with the highway sweeping round on the west boundary and heading north towards Ilminster. There are listed properties to the northeast, east and west of the site. To the south are detached residential properties. The area is characterised by properties of various age and style, with the majority being finished in natural stone.

On the site the existing buildings are single storey and finished in stone and wood under a mixture of tiles and galvanised sheet roofs.

The agent has stated that the buildings were originally used in connection with the former Castle Inn which was located opposite the site and is now in residential use. The longer of the two buildings was used as a skittle alley whilst the area in front was apparently the public house car park.

The proposal seeks to remove a building to the north of the actual red site line and remove part of Building 1, then building 1 and building 2 will be converted to a dwelling with a linked extension to the rear of building 2. The existing access will be reused and improvements made to it for additional visibility splays to be incorporated.

HISTORY

761408: Erection of a pig hut - approved 19/11/76

792647: the retention of a pig hut - approved 12/02/80

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.

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

South Somerset Local Plan (2006-2028)

Policy SD1 - Sustainable Development

Policy SS2 - Development in rural settlements

Policy SS4 - District Wide Housing Provision

Policy SS5 - Delivering New Housing Growth

Policy SS6 - Infrastructure Delivery

Policy EQ1 - Addressing climate change in South Somerset

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

Policy EQ4 - Biodiversity

Policy TA1 - Low Carbon Travel

Policy TA5 - Transport impact of new development

Policy TA6 - Parking Standards

National Planning Policy Framework

Chapter 5: Delivering a sufficient supply of homes

Chapter 12: Achieving well-designed places

Chapter 16: Conserving and enhancing the historic environment

National Planning Practice Guidance

Design

CONSULTATIONS

The parish boundaries cut through the site

Dowlish Wake Parish Council:

"Having considered the application we are against it on the grounds of road safety. We as a council have for the past 30 years or more tried to get the speed limit and safety ensures put in place round the bend, road junction and stretch of road leading into it. Our last meeting with Highways about this issue was in the spring of this year when we were told that no funds were available for such works. Highways current response to this application i.e. 'Standing advice only' is quite frankly not good enough. We will only consider this application if Highways prepare a full safety report in consultation with our Council and Kingstone Parish Meeting. It may be that the applicant as part of their planning conditions has to pay for this and any necessary road safety measures.

We do not propose to go into full details of the road safety issues Mr David Kings comments fully cover this. It is sufficient to say that the applicants Highway report does not.

We also feel that the whole of this plot should be part of the application and no boundary hedges planted which could affect future visibility on this dangerous junction."

Kingstone Parish Council:

"Vehicular access at this location is dangerous because the site is on a blind bend.

The national speed limit applies at this point and vehicles turning either direction from the application site would be invisible to traffic approaching from Ilminster, until too late to react. Vehicles routinely overshoot the bend (from both directions), and drift across what remains of the white line. There are many shunts and near misses at this location and within a hundred metres in either direction.

Properties on this stretch of road are regularly damaged by vehicles. This development would exacerbate an already significant problem.

Note that access to the rear of the site, from Orchard Hill (Ilminster direction), could be created if the apron of land, roadside of the adjacent gateway, could be used as turning space.

For years Kingstone Parish Meeting has lobbied SCC Highways to impose a speed limit and/or traffic calming measure between the Church and the Toll House. Ideally, measures would also apply up to the junction to Allowenshay. These requests have been refused on financial grounds.

Kingstone PM believes improvements, as proposed by Dowlish Wake Parish Council, are essential in this location regardless of what happens to this application. If permission is granted, it should be a condition that the applicant pays for these highway safety improvements.

KPM does not support the Highway Consultant's report, which minimises the highway problems that local people are only too familiar with."

SCC Highway Authority:

Standing Advice applies

Conservation Officer:

Verbally raised no objection.

REPRESENTATIONS

Five neighbours were notified and a site notice displayed. Two letters of objection have been received and one letter of representation, in summary the issues raised are;

- highway safety, one letter sets out exact points of issue
- visibility splays not achievable
- Increased use of access
- Traffic speeds on the main road need to be lowered

CONSIDERATIONS

The main issues to assess as part of this application is the principle of the conversion of the redundant buildings in this location, the impact on visual amenity, the setting of listed buildings, residential amenity, and highway safety. There are no objections to the general principle of conversion, the main issues raised is all in relation to the impact on highway safety.

Principle of conversion:

The principle of a conversion is acceptable. Pre-application advice was sought and the agent was advised that a small connecting extension would be acceptable subject to the overall design and materials used.

The NPPF paragraph 79 supports the conversion of redundant and disused buildings in the countryside where it will enhance the setting and thus provide a sufficient supply of housing. Kingstone is on the edge of the open countryside and is a small settlement with no facilities other than a Church.

The buildings are no longer in use, having been used in the past in connection with the public house that was opposite the site and prior to that for cider making. Currently the site has a 'run down' appearance and it is considered that the proposed demolition of the building to the north and part of building 1 and the conversion of the existing structures will help to enhance the setting of the area and the setting of the listed buildings. It is considered that the proposal is acceptable in principle in accordance with paragraph 79 of the NPPF and provides additional housing in accordance with policies SD1, SS4 and SS5 of the South Somerset Local Plan 2006-2028.

Visual Amenity and setting of a listed building:

Part of building 1 will be demolished and building 1 and 2 converted. The existing opening will be retained and then 3 no. roof lights inserted on the north east elevation. An extension will be formed off the rear of building 2 to link into building 1. The extension will be flat roofed with a skylight and finished in natural stone and render. There will be bi-fold doors on the southeast elevation facing the highway and windows to the southwest and northwest elevation.

The ground levels to the northwest of the building will be reduced to allow the extension and conversion to sit better within the site and allow some 'space' around the buildings.

There have been no objections to the overall design of the proposed conversion. It is considered that the conversion of these buildings will enhance the setting of the area as currently the buildings are redundant and look in disrepair.

It is considered that the proposed extension and conversion, by reason of scale, design and materials will not adversely affect visual amenity or the setting of the listed buildings in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan and the NPPF.

Residential Amenity:

There is a residential property directly to the east and south of the site, however given the existing boundary vegetation, highway and distance to the properties it is considered that the single storey conversion will not adversely overlook any neighbouring properties nor be overbearing.

It is considered that the proposed conversion to a dwelling will not adversely affect residential amenity in accordance with policy EQ2 of the South Somerset Local Plan.

Ecology:

A certificate has been submitted with the application from Pete Banfield Environmental Consultant, indicating that there is no evidence of bat activity on the site.

Based on the submitted information the SSDC Ecologist has not been consulted. It is considered that the proposed conversion will not adversely affect ecology in accordance with policy EQ4 of the South Somerset Local Plan.

Highway Safety:

The objections raised to the proposal by both residents and the Parishes, is all to do with highway safety concerns. There appears to be an ongoing issues with speeding in the area and the Parishes have been requesting Somerset County Council to have the speed limit reduced.

This application indicates that the existing access will be modified to try and make it safer than how it currently operates. The application was accompanied by an independent highway consultant's report.

Although local residents state that the site has not been in use for some time, we have to take into consideration how it can be lawfully used. The buildings have been used for cider making in the past and as part of the public house. Lawfully the site can operate now for agricultural use or allotments and as such the access can generate a level of traffic in relation to that use. The Highway Report sets out that the building have also been used for garaging and could accommodate up to 3 no. vehicles. The level of traffic movements generated by a single dwelling would not be more than what could take place on the site at present and as such it is considered that there will not be a 'severe' impact on highway safety.

The existing access could have been retained as it is however to help improve visibility the agent has modified the access by moving it slightly to the west. The plans show how this will improve visibility to the east, although it will not meet the required visibility, however what is provided is better than the current situation. To the west a large section of the corner of the plot will be included within the visibility splay, which will aid general traffic on the approach to and from Kingstone.

The Parish have requested a full report from County Highways, however they have referred their comment to Standing Advice, which is usual practice for planning applications such as this one. When considering the proposal in line with Standing Advice, it must be noted that the access is existing and as such there is no requirement to alter it, other than ensuring it is properly consolidated and drained. The applicant is modifying the access to try and improve the current situation. The visibility splays will be improved, there will be parking for 3 no. cars and turning to allow them to exit the site in a forward gear.

Whilst the concern of residents and the parishes is noted there seems to be a general ongoing issue with traffic speeds which cannot be controlled as part of this application. If this were an application with a new access proposed then there would be more concern over the proposal, however the access is existing and will generate less traffic than could potentially take place on the site without the need for planning permission and the access will be improved as part of this application.

Policy TA1 requires that all new residential development 'should' provide certain elements to ensure low carbon travel. As this proposal is for a conversion to a dwelling it is considered acceptable to condition an electric vehicle charge point, however due to the scale of the development travel plans will not be required.

It is considered that the proposed parking, turning and improvements to the existing access for the residential conversion is acceptable and, subject to conditions, is in accordance with policies TA1, TA5 and TA6 of the South Somerset Local Plan.

RECOMMENDATION

Approved with conditions

01. The proposed development, by reason of its location, scale, design, materials and use of existing improved access, is an acceptable residential conversion that contributes to housing provision and causes no demonstrable harm to residential amenity, visual amenity, the setting of a listed building, ecology or highway safety in accordance with the aims and objectives of policies SD1, SS4, SS5 EQ2, EQ3, EQ4, TA1, TA5 and TA6 of the South Somerset Local Plan (Adopted March 2015) and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

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

Location plan Rev. B received 4 October 2018
Site plan Rev. E received 4 October 2018
Proposed Plan and elevations Rev. A received 4 October 2018
Proposed Sections received 4 October 2018

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

03. No new stonework shall be constructed on site unless full details of the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: In the interests of visual amenity and setting of a listed building and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan 2006-2028.

04. No external rendering shall be carried out on site unless details of the external render to be used have been provided to and approved in writing by the Local Planning Authority. Details shall include the finish, materials and colour of the render. The work shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity and setting of a listed building and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan 2006-2028.

05. No work shall be carried out to fit any doors, windows, boarding or other external openings unless details of the materials and external finish of these elements have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and setting of a listed building and to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan 2006-2028.

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

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

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

07. Prior to the first occupation of the dwelling hereby approved the visibility splays, shall all be implemented in accordance with the approved Site plan Rev. E, unless otherwise agreed in writing,

and shall thereafter be retained and maintained as per the approved plan. There shall be no obstruction to visibility within those splays greater than 900mm above adjoining road level.

Reason: In the interests of highway safety, in accordance with policies TA5 and TA6 of the South Somerset Local Plan 2006-2028.

08. Prior to the first occupation of the dwelling hereby approved the access and parking area shall be finished in a macadam surface as indicated on the approved Site plan Rev. E, and shall thereafter be retained and maintained as such unless otherwise agreed in writing by the local planning authority.

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

09. Provision for the disposal of surface water so as to prevent its discharge onto the highway shall be carried out prior to the first occupation of the dwelling hereby approved.

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

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

Reason: In the interests of highway safety, in accordance with policy TA5 and TA6 of the South Somerset Local Plan 2006-2028.

11. Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 5 metres from the carriageway edge and shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 and TA6 of the South Somerset Local Plan 2006-2028.

12. Prior to first occupation of the dwelling hereby permitted, a 16amp electric charging point for electric vehicles shall be provided adjacent to the parking spaces hereby approved. Once installed such electric charging points shall be retained and maintained in working order, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is resilient and sustainable in accordance with Policy TA1 (Low Carbon Travel) of the adopted South Somerset Local Plan and the provisions of the NPPF.

13. The new hedge shown on the approved Site Plan Rev. E, shall be carried out in the first planting and seeding season following the first use of the dwelling hereby approved or the completion of the development, whichever is the sooner; with a species listed on the approved plan. If any part of the hedging, which within a period of five years from completion of the development, dies, is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season.

Reason: In the interest of visual amenity and to define the residential curtilage and to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

Informatives:

01. Please be advised that approval of this application by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk

Agenda Item 15

Officer Report on Planning Application: 18/01902/REM**

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|--|--|
| Proposal : | Reserved Matters application for the erection of up to 200 dwellings including access, layout, scale and appearance, landscaping and associated ancillary works. |
| Site Address: | Land North Of Tatworth Road And Adjacent To Forton Road Chard |
| Parish: | Chard |
| HOLYROOD (CHARD) Ward (SSDC Member) | Cllr J Baker |
| Recommending Case Officer: | Andrew Gunn, Tel: (01935) 462192 Email: andrew.gunn@southsomerset.gov.uk |
| Target date : | 17th September 2018 |
| Applicant : | Kier Living South West |
| Agent: (no agent if blank) | |
| Application Type : | Major Dwlg 10 or more or site 0.5ha+ |

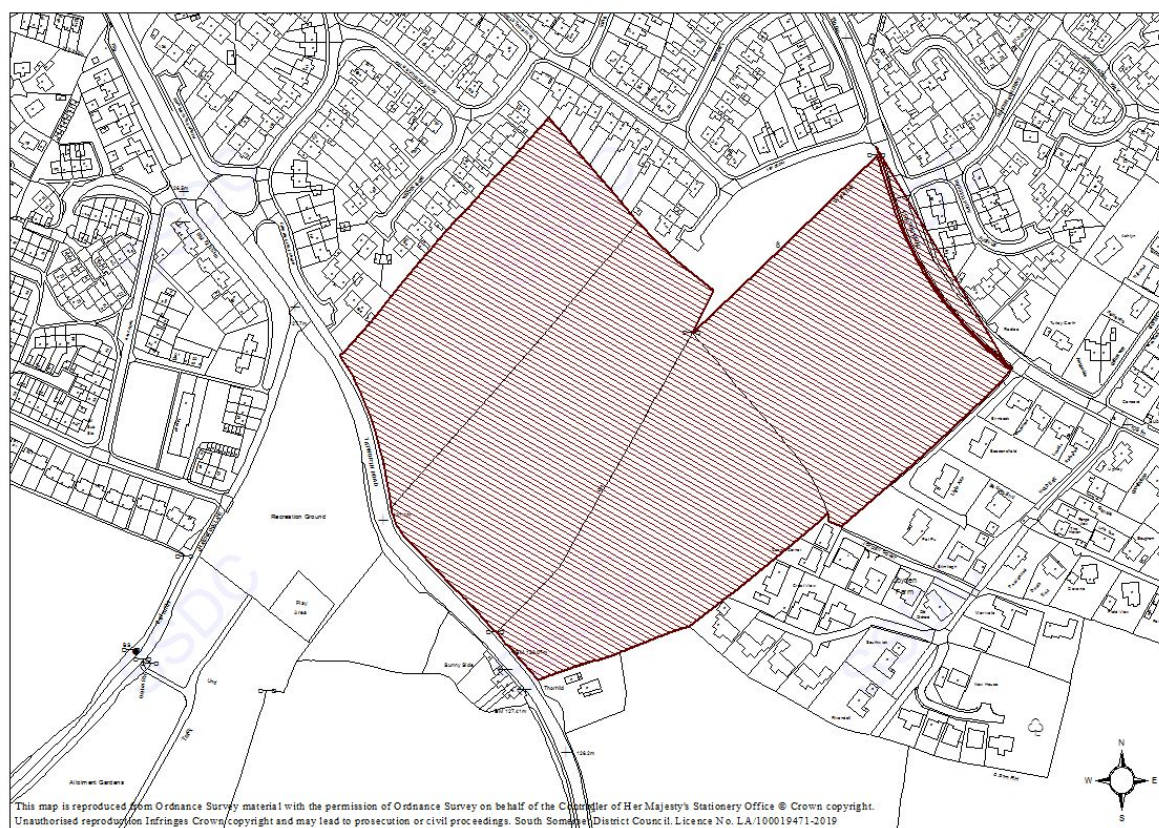
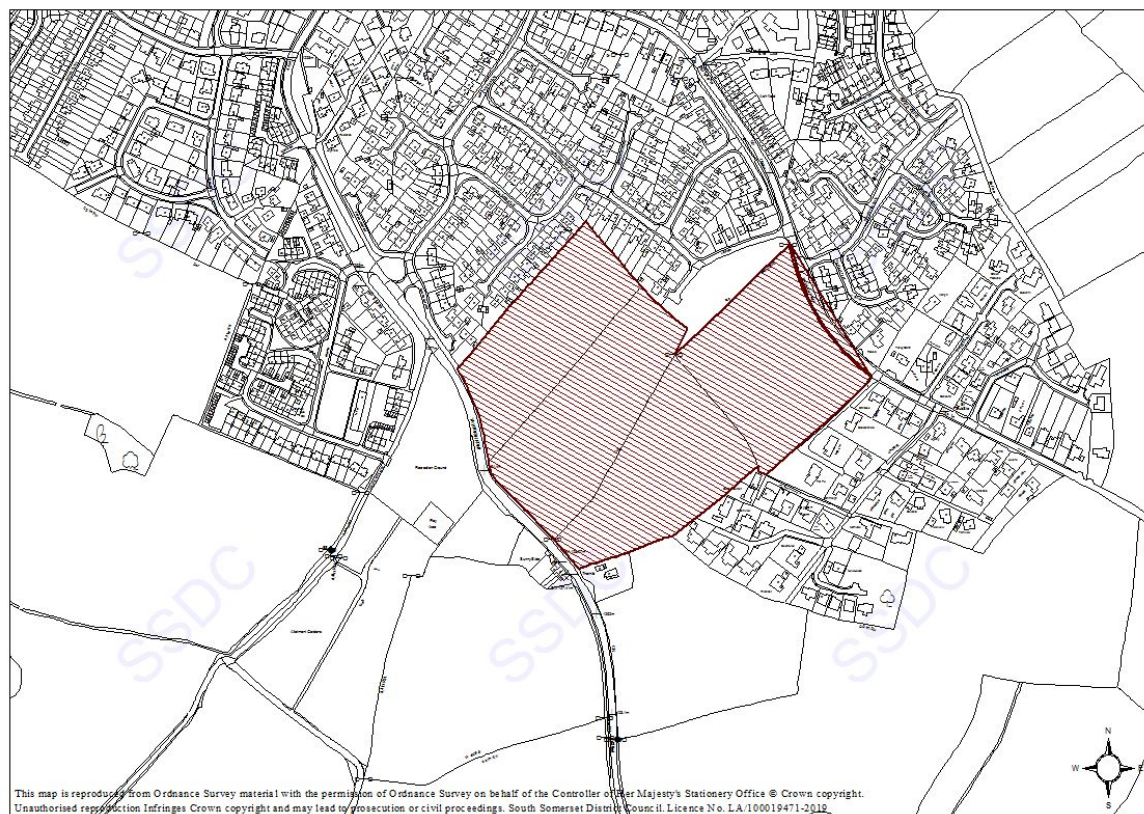
REASON(S) FOR REFERRAL TO COMMITTEE

This application is referred automatically to Area West Committee as it is a proposal for up to 200 homes and therefore constitutes a major-major application.

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

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

SITE DESCRIPTION AND PROPOSAL



The site is located along the southern edge of Chard, between the A358 (Tatworth Road) and the B3162 (Forton Road). The majority of the site adjoins residential properties with the exception of most of Tatworth Road and a small section of the southern boundary, where fields adjoin the site. The Ashcroft play area is located to the west of Forton Road along part of the northern boundary of the application site.

The land is currently grassed and used for agriculture, covering an area totalling 8.31 hectares. The majority of the site is bounded by mature hedgerows with further hedgerows forming the individual field boundaries. The rest is a mix of post and rail fencing and wooden panel fencing. The land slopes down from Tatworth Road to Forton Road, with an approximate 20 metre fall in the land levels from south to north.

This is an application seeking approval for detailed reserved matters following the grant of an outline consent in 2017. All detailed matters were reserved at the outline stage for future approval except for the means of access. The principle of residential development for up to 200 dwellings was approved along with the means of access. Two vehicular access points have been approved, with one from Forton Road and the second onto Tatworth Road. A subsequent application (18/01531/S73A) was submitted and approved to relocate the location of the access 65 metres to the south of the approved location, along Forton Road.

HISTORY

18/01531/S73 - Application to vary condition 4 (approved plans) of planning approval 15/04772/OUT in relation to access (Approved 2018).

15/04772/OUT - Development of up to 200 residential dwellings (including upto 35% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water attenuation, access points from Forton Road and Tatworth Road and associated ancillary works.

Application approved 2017.

15/04845/EIASS - Development of up to 200 residential dwellings (including upto 35% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water attenuation, access points from Forton Road and Tatworth Road and associated ancillary works.
EIA not required.

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

SD1 - Sustainable Development

SS1 - Settlement Policy

SS4 - District Wide Housing provision.

SS5 - Delivering New Housing Growth

SS6 - Infrastructure Delivery

PMT1 - Chard Strategic Growth Area

PMT2 - Chard Phasing

HG3 - Provision of Affordable Housing.

TA3 - Sustainable Travel at Chard and Yeovil.

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
EQ4 - Biodiversity

Relevant material considerations:
Chard Regeneration Framework
National Planning Policy Framework.

Somerset County Council Parking Standards

CONSULTATIONS

Chard Town Council:

Resolved that the application should be refused with a recommendation that a different phased start re road/access should be implemented and that officers at SSDC give careful consideration to the amenity impact on adjacent properties.

Highway Authority: (Summary of first response)

The Highway Authority considered that the proposed parking provision and estate road layout is not acceptable. The current scheme would compromise the ability of the main vehicular route through the estate to form part of an eastern link road as set out in the Chard Regeneration Strategy. Revision of the estate design is recommended.

Estate road - The Chard Plan includes this site and requires a link between the A358 and the B3162. The Highway Authority accept a width of 5.5metres for this road rather than 7.3metres as shown in the Chard Plan. However, the current layout shows a large number of direct access points from the main road serving parking areas creating a highway hazard. A revised layout is recommended. Tree planting will be undertaken to provide an attractive green pedestrian/cycling avenue through the site. No specific facilities have been provided ie shared cycle/pedestrian paths. These should be provided.

The government have advised Local Highway Authorities to pause development of shared space schemes, whilst the HA do not object to the principle of shared surfaces, these areas are unlikely to be adopted.

Parking - The provision of 383 spaces plus 23 visitor spaces (total of 406 spaces) is significantly short of the optimum parking figure of 524 spaces. Cycle parking provision at the rate of one space per bedroom is noted. Provision for electric charging points should also be provided.

In regard to the traffic impact of this development, this has previously been accepted at the outline stage. A Travel Plan is required as part of the agreed legal agreement.

Access - The scheme proposes an alternative point of access from Forton Road which is subject to a separate application (18/01531/S73). A staggered junction arrangement as now proposed is fundamentally safer than the cross roads previously approved and is supported by the Highway Authority. Plans showing acceptable visibility splays should be submitted.

Clarification sought by the HA in terms of the ownership and maintenance of the attenuation basins. Design of the two new accesses should ensure that the existing highway drainage infrastructure is not compromised.

Off site highway works will need to be controlled by a suitable legal agreement.

Officer comment:

Following receipt of the Highway Authority's comments, the applicant reviewed those comments and submitted an initial response. A subsequent formal response was received on behalf of the applicant from PCL Planning which was forwarded to the HA. This included a Highway Technical note, prepared by Ashley Helme Associates, which assesses the suitability of the proposed link road through the scheme.

A meeting was also subsequently held with the Highway Authority, case officer, applicant and their highway consultant. The key points raised was that the main road running through the scheme is not intended to provide the main link for the east link road as part of the wider Chard Plan. With agreement of the Highway Authority, the spine road has been reduced to 5.5 metre, thus discouraging use as the main link road.

The applicant states that whilst additional vehicles will use the main road, other connections and future connection will be the primary choice for road users. Their highway advisors Ashley Helme do not agree that the provision of direct driveway access from the main road would be hazardous. There is evidence in manual for Streets which concludes that frontage access can be considered on roads carrying up to 10,000 vehicles per day. It is unlikely that this level of traffic flow would be exceed within this site.

In regard to cycling routes, a shared footpath/cycleway runs through the development from the NE corner, via the public open space to the SW corner, linking Forton Road to Tatworth Road.

Clarification is provided in regard to the ownership and maintenance of the attenuation basins. These shall be privately owned and maintained by the management company, with access rights granted to the County to discharge into the basins.

Existing highway drainage infrastructure within Tatworth Road will not be affected. In regard to Forton Road, runoff will be drained, attenuated and discharged at a controlled rate direct to Wessex Water infrastructure at Henderson Drive, rather than discharging onto Forton road, thus freeing up highway drainage capacity.

In regard to parking provision, the applicant states that the HA did not include spaces being provided within garages or car ports. This brings the total number of spaces to 513 ie toward the higher end of the optimum range referred to by the HA.

Visibility splays have been provided in accord with Manual for Streets and shown on submitted drawings.

The formal response to the HA comments from PCL Planning state that the Chard Regeneration Framework is not an adopted Supplementary Planning Document and is also now dated. Thus, it can only be afforded limited weight in the decision making process. Their response outlines that to achieve a good quality streetscene, dwellings should address the main public thoroughfare. It also stresses the point raised by the applicant where Manual for Streets advises that road links with direct frontage access can be designed for up to 10,000 vehicles per day - a figure which is much higher than has been used in the past.

It concludes that there is no particular problem with a residential road accommodating a flow of traffic between Tatworth and Forton Roads, although this is not the primary purpose for constructing the road, rather linkage flow is an ancillary benefit, and as such, traffic flow should respect the residential neighbourhood through which it passes. The design of the proposed road is safe and designed for low traffic speeds. There are also numerous precedents for treating the spine road in a similar manner to that proposed. Examples provided include Swallow Way in Cullompton and Peverell Way, Poundbury.

Highway Authority: (summary of updated response following receipt of additional highway information from the applicant and agent).

The HA did not object to the outline application on the basis that the link road through the site would mitigate the severe impact of the development on the junctions within the Transport Assessment. The HA state that the proposed road is not suitable as part of the wider link road infrastructure. The Chard Plan outlines an outer link road to the south east and an inner link roads to the south west, both linking to Tatworth and Forton Roads. The road as proposed has not been designed as a link road.

The HA refer to the additional information provided by the applicant and the Technical Note which seeks to demonstrate that the proposed spine road is fit for purpose. This information has been fully assessed by the HA. Notwithstanding the position of the applicant, the HA position remains that the proposed road would not be able to form part of the link road infrastructure outlined in the Chard Plan and used to mitigate the severe impacts of the development. Issues to address would be the high number of direct private accesses. The road taken as a whole would not be able to safely and appropriately provide the link road infrastructure. The HA does not accept that the only alternative would be a large soulless corridor. The nearby Persimmon scheme is given as an example of how this can be achieved.

The HA has given weight to the Chard Plan in assessing the proposal and others in Chard. The applicant has stated that the Chard Plan is not an adopted Supplementary Planning Document and it is therefore a matter for the LPA to determine the amount of weight to be attached to this document. The HA conclude that the design of the spine road is not suitable as a link road but as a non strategic link road the road would be suitable for providing residential access and would cope with some additional through traffic, although it has been designed to discourage use. The LPA will need to consider the dis-benefits of this and also the need for other developments to provide links into existing and proposed development within eastern Chard that would have been served by the inner link road.

Parking - The HA note that the applicant states that a large number of spaces will be provided in garages. The adopted County parking guidance confirms that parking can be provided within garages. However, refers to Manual for Streets which refers to research evidence that shows only 44% of garages are used for car parking. The HA assessment is that the inclusion of all garages as available for parking is contrary to Manual for Streets. A new parking matrix is recommended to comply with the guidance in Manual for Streets and adopted standards.

Ecologist:

I've checked and I'm satisfied with the following documents:

- Landscape and Ecology Management Plan (Green Ecology)
- Ecology update assessment letter (Green Ecology, March 2018)
- Dormouse Method Statement (Green Ecology, June 2018)
- Landscape planting plan (Kier).

I recommend condition 14 on the outline consent can be discharged.
I have no further comments nor recommendations.

Natural England: (summary)

NE have no comments to make on this application. They signpost their own standing advice which can be viewed to assess impacts on protected species or to consult with our own ecologist for advice.

Arborist: (summary)

No objection raised but has sought additional planting within garden areas. Planting advice also given in regard to the larger trees, hedge planting and native thicket planting.

Officer comment: Following receipt of this advice, the Council's arborist discussed the points with the

applicant's design manager who is happy with the arborist's advice. A condition shall be attached to secure the agreed planting scheme.

Local Lead Flood Authority: (summary)

No objection raised subject to imposition of a condition in regard to the submission of surface water drainage scheme based on sustainable drainage principles along with a programme for implementation and maintenance for the lifetime of the development.

Designing out Crime Officer:

- Hit & Miss fencing. Please ensure that the gaps are not wide enough to permit climbing allowing easy access to the rear of properties
- Post & rail, units 183 to 186. Please reconsider this and replace with Hit & Miss
- Access control to ecological buffer zones. My concern is that these are too low and allow easy access to these areas. A very high proportion of domestic dwelling burglaries occur through the rear. This could also lead to access to youths with a risk of Anti-Social Behaviour, criminal damage and substance abuse. Please reconsider and replace with more robust gates and fencing to a height of 1.8 metres
- Please ensure that if privacy bunds are used in the play areas, they are not higher than 1 metre to allow for natural surveillance

Officer comment: The applicant has agreed to the above advice and made those changes.

REPRESENTATIONS

5 letters/emails have been received from local residents raising the following objections/concerns:

- Development will have a negative impact on the area
- Increase in traffic particularly at the junction of the B3162 and A358
- Highway safety concerns
- Local roads will not be able to cope with additional traffic.
- Traffic surveys carried out in February - should have been between April and October.
- Chard Plan proposes a bypass, this should be provided first followed by housing
- The through road will become a rat run
- Tatworth road is very busy and requires an assessment
- Local services and facilities are struggling to cope and additional residents would exacerbate the situation, particularly local schools and health services.
- Lack of employment
- No provision is being made for additional services and facilities.
- Too many houses proposed
- Overlooking and loss of privacy
- Object to 3 storey development and ask for removal of permitted development rights.
- Wish to see the 5 metre wide tree planting screen secured by design and adopted by the Council

1 letter was received not raising an objection to the proposal but concerned about rainwater running from the fields creating a pond on the field close to their property. Would like assurance that this development would not cause flooding to their property.

An email and documents was also received querying the ownership of part of the southern boundary adjacent to the site at The Orchard. The developer has been in contact with the adjacent occupier. The developer confirms that the ownership boundary is correct. However, this is a civil rather than a planning matter.

CONSIDERATIONS

Principle of development

Chard is identified as a Primary Market Town within the South Somerset Local Plan and as such plays a significant role in delivering the district's required growth through until 2028 and beyond. Historically, the growth of Chard has been problematic, due primarily to a requirement to provide a distributor road in its entirety from the Tatworth Road through to the northern section of the Furnham Road in the area of the Chard Business Park. Due to an historic significant lack of progress the district council worked with relevant bodies and the community to produce the Chard Regeneration Plan. This document identified that the previous requirement to secure a relief road in its entirety right from the outset was unrealistic. In lieu of this requirement the Implementation Plan advocated an approach that would allow different parcels of land to be developed individually provided that they included the required infrastructure for their scheme and didn't prejudice the development of other parcels within the growth area.

This site is located wholly within part of the larger Chard strategic growth area. Moreover, outline planning permission for 200 dwellings, along with the 2 vehicular access points, was granted in 2017. Therefore, the principle of development is acceptable and, other than the previously approved access arrangements, it is the details of the development, including layout, scale, house design / appearance and landscaping that are now being sought for approval.

Chard Regeneration Plan

Members will be aware that delivery of the various sites within the Chard Regeneration Plan is based on 3 broad growth phases over the plan period and beyond. Phasing of the sites is based on the need to incrementally increase the capacity of the highways infrastructure to accommodate the traffic flows as the town grows. The application site is included in phase 2 of the Chard Plan. Therefore, whilst this site was not proposed to be very early phase 1 development, it does form part of a number of employment and residential sites along with new highway infrastructure coming forward in phase 2, albeit to the latter end of this phase of development.

It is important and useful at this stage to set this site in context of other sites and the current position Chard Plan delivery. Phase 1 largely focuses upon town centre regeneration and does not propose much in terms of new highway infrastructure. For economic and other reasons, the town centre regeneration has yet to take place. Importantly, phase 1 does include improvements to the signalling system at the central junction (A30/A358 intersection) in the centre of town. This work has been undertaken.

Phase 2, of which this site is an important part, will deliver around 1360 dwellings and new key highway infrastructure linking the A30 on the eastern side of the town to the A358 to the south. This new highway link will not only open up both new housing and employment land but when complete will remove pressure from the central junction. This application site and its road would provide an inner road in addition to the outer new link road at the southern end of the new strategic highway.

Ideally, development of phase 2 sites, including the crucial highway infrastructure would come forward in a north to south order. However, in reality and based on a number of discussions with developers about the Chard sites, those sites are simply not going to come forward in the desired sequence. Members will be aware, however of the ongoing officer work to engage with the relevant parties to secure the delivery of the highway infrastructure in the southern part of the Chard Plan area.

The assessment undertaken at the outline stage concluded that it was acceptable to allow this site out of sequence and that it would not be detrimental to the delivery of the Chard Plan and Chard as a whole. It is accepted in the Chard Plan and as part of the decision to grant the outline consent, that there will be some short term pain before longer term gain before full completion of the new highway infrastructure.

Notwithstanding the aims and objectives of the Chard plan, from a district wide housing position, the Council is not currently able to demonstrate a deliverable 5 year housing supply. Therefore, from a housing point of view, the grant of full permission and subsequent delivery of this site will make a very valuable contribution towards meeting the Council's housing requirements, including much needed affordable housing. From a Chard perspective, housing delivery has been much slower than anticipated in the Local Plan and, therefore, this scheme would make a positive contribution towards the town's housing needs.

Highways

Members will note from the summary of the Highway Authority comments above that, whilst not objecting, the design of the main road running through the site connecting the Forton and Tatworth Roads has been questioned, particularly if its main purpose is to provide part of the overall link road between the A358(north), the A30 and the A358 (south). In response, the applicant has submitted additional information and also provided a Highway Technical Note to assess the suitability of the proposed road.

In regard to the Chard Plan, it must be stressed that the Chard Plan documents are not adopted Local Plan documents and, whilst are an important material consideration as part of the assessment for any application within those identified Chard sites, can only be afforded limited weight in the decision making process.

The proposed road through the application site follows a similar alignment to that shown in the Chard Regeneration Plan. Moreover, the Highway Authority have agreed that a width of 5.5 metres is acceptable rather than the 7.3 metres shown in the Chard Plan. The proposed road will be 1 of 2 new main roads in close proximity to each other at the southern end of Chard. The other will be provided as part of the pending Persimmon scheme. The Persimmon road is particularly important in terms of assessing the role, function and likely volume of through traffic for the Keir road.

Following major concerns about the layout of the Persimmon scheme, members will be aware of the ongoing officer negotiations with Persimmon to realign the link road along the eastern part of the site with the vast majority of the dwellings to the west of the road. This will provide a clear, important link road from Forton Road through to Tatworth road. Importantly, in terms of vehicle journeys, it will provide the logical /favoured route at the southern end of the north to south link road. Through trips will clearly be made through the Kier site, but it is not considered that those will be the same volume as those along the Persimmon road, with the latter clearly being the main primary road north to south and vice versa.

The case officer sought the advice of the Council's Highway consultant on this important issue. His clear view was that the Persimmon road/route would be the preferred/main route for future road users. He advised that the applicant look at the likely volume of through traffic. Accordingly, the applicant commissioned an assessment and a Highway technical note was produced which specifically looks at the estimated volume of through traffic to inform the suitability of the design of the new road. Following an analysis of existing and proposed new dwellings in the area between Millfield and Forton Road, it was concluded that the volume of development traffic is likely to exceed through traffic using the road. 823 daily through traffic movements compared with 1029 development traffic. On this basis, the road is clearly able to accommodate both its own development traffic and through traffic.

The key point raised by the Highway Authority is the number of direct access points off the main road, in this case 60 direct driveways. The Highway Authority advice is that no direct access points should be provided. However, this is clearly contrary to Manual For Streets advice which says that frontage access can be considered on roads carrying up to 10,000 vehicles per day. With speed limit control of no more than 30mph, this type of road design can safely accommodate volumes of traffic far in excess of the likely volume of traffic using this road. It is also considered that the provision of convenient direct access points will reduce the likelihood of car owners parking on the road. Moreover, a relevant point is that Henderson Drive, to the north of this site, which will forms part of the wider link road arrangement serving

current and new development in the future, has direct access points.

On the basis of the above, it is considered that the proposed road has been designed to be safe and given the likely level of overall traffic using the road, falls well below the 10,000 vehicles per day that guidance in Manual For Streets advises is appropriate for roads with direct access points. Given this evidence and the advice of the Council's Highway consultant, it is concluded that the road will be able to properly function and provide an important part of Chard's new highway infrastructure without causing a severe highway impact which would otherwise warrant a refusal.

Parking

In regard to parking provision, the scheme proposes a total of 513 parking spaces, of which 130 are to be provided within garaging. This figure is well within the range of 484-524 spaces as outlined by the Highway Authority. The Highway Authority have not objected to the scheme but have raised concern that based on research evidence, only 44% of garage spaces are used for off road parking. On this basis, the Highway Authority's position is that many of those future occupants will not use their garaging and park on the highway causing potential highway related issues.

The applicant's case is that the County Council's own adopted parking standards, which the Local Planning Authority has adopted for its parking policy, states that 'car parking standards includes any garages or car ports provided'. Whilst it is accepted that occupiers may not wish to use their garages for parking, in the absence of any local or national policy that states that either all, or a proportion of garage spaces should not count towards the overall off road parking provision, it is considered unreasonable to refuse the scheme on the basis of inadequate parking provision. Sufficient spaces, including 40 visitor spaces, have been provided. Moreover, if the issue concerning use of garage spaces is such a concern, then the parking standards within the adopted parking strategy should be revised to take account of average garage usage.

Clearly there can be various reasons why occupiers do not use their garage spaces for their vehicles, but it is usually to provide additional internal storage/domestic spaces, garages being physically too small to park and open a family car and the lack of planning control, via conditions, to control the future use of those garage spaces. In this case, the proposed garages are to be the recommended size ie 6m x 3m and a condition shall be imposed on any consent to control the approved garage spaces so that they can't be converted into domestic storage or other non-parking uses.

Layout

In regard to the layout of the development, the scheme will be served by 2 primary vehicular accesses, with one each from Tatworth and Forton Roads. These access points have previously been agreed at the outline stage and, as previously mentioned, a subsequent revised access onto Forton Road was granted in 2018. These are considered to be acceptable from a highway point of view. Indeed, in regard to the revised Forton road access, the Highway Authority prefer the resultant staggered junction arrangement. In regard to the design and layout of the main estate road running through the development, this was discussed above.

The layout of the scheme has been developed to provide a hierarchy of different streets with a number of cul-de-sacs spread across the development. Properties will address corners and junctions, and face onto the streets/roads, with those fronting the main estate road stepped back to provide private space, including tree planting between the houses and along the public street/road. Each of the residential areas will be connected by footpaths and a cycle path link through the site to connect Forton and Tatworth Roads. As recommended by the Council's Arborist, additional planting will be provided across the site - a condition shall be attached to any consent accordingly.

An area of open space providing a green corridor will be established through the centre of the site. This will run north to south linking with on-site play facilities being provided in the central southern section. With pedestrian linkages running through this area, this will provide connectivity and a natural link with

the existing play area at Ashcroft. Tree planting will be undertaken within the green corridor as well as in and around the play facilities. Two drainage attenuation basins will be provided, one on the northern side of and adjacent to the Forton road access and the other smaller basin at the western end of the Ashcroft play area.

70 of the units to be provided shall be affordable properties and these are to spread evenly across the site in a number of blocks. This is considered to be an appropriate approach and in accord with the Council's preference to integrate the affordable housing within the market housing.

The overall layout of the scheme is considered to be acceptable providing good connectivity within and through the site and providing opportunities to connect to the future residential site to the east.

Scale, Design and appearance

The 200 dwellings across the site will comprise a range of house types including 16no. 1 beds, 40no. 2 beds, 106no. 3 beds and 38 no. 4 beds with a mix of terraced, semi-detached, detached houses and bungalows. The majority will be 2 storey dwellings with chalet bungalows being provided, mostly next to existing single storey properties. They reflect the scale of surrounding properties with a contemporary design approach.

The external materials will be a mix of tile and slate roofs, with a range of natural stone, render and brick for the walls. These are considered to reflect the materials found in the town, providing a good mixed palette of materials, giving variety and are considered to be acceptable. The scheme will provide for a range of property types and sizes and make a valuable contribution to meeting the housing needs of Chard and beyond.

Residential amenity

Some concern has been raised about the impact on the amenity of existing adjacent properties. Care has been taken in the design and layout of the scheme to respect the relationship between existing and proposed properties. Appropriate distances have been provided between new and existing properties to avoid adverse loss of privacy. No 3 storey properties are proposed. In addition, bungalows are to be located adjacent to existing bungalows to protect amenity. The retention of existing hedgerows/trees and additional landscape boundary planting will assist in maintaining privacy between properties. Whilst it is accepted that the outlook for those currently living adjacent to the site will change, it is not considered that the layout and design of the scheme would result in adverse harm to the residential amenity of adjoining occupiers.

Planting

The scheme has been supported by a landscaping scheme to include retention of the majority of existing trees and hedgerows and additional planting both in public and private areas of the site. Additional planting has been requested by the arborist, which is agreed by the applicant. Accordingly, a revised landscaping plan has been imposed as part of the planning conditions.

Ecology

Following the grant of outline consent, the application was supported by an updated ecology report and dormouse method statements. The Ecologist raises no objection to the scheme, previously advising that the site can generally be considered of low ecology and nature conservation value.

Drainage

The scheme will be drained in accordance with current Sustainable Urban Drainage practice and incorporate open attenuation basins providing drainage requirements but also wildlife and amenity value. The site is within Flood Zone 1 and therefore not at risk from sea or river flooding. Surface water will be controlled and discharged at an appropriate rate as agreed by the Local Lead Flood Authority. In terms of foul water disposal, new mains pipes shall be laid on site. There is an existing private water main which crosses the site from Ashcroft, on the northern boundary, to properties on the south west

corner of Tatworth Road. This will be diverted and included within the new infrastructure on site. A new private connection will be made in the south east corner to serve the existing properties. The applicant has advised that they will liaising closely with those property owners to minimise disruption.

SECTION 106 PLANNING OBLIGATION AND COMMUNITY INFRASTRUCTURE LEVY (CIL)

A Section 106 Planning Agreement was signed as part of the outline planning permission, in respect of the provision of 35% affordable housing, contribution towards the provision of sport, play and strategic facilities, education provision, a Travel Plan and informal open space.

CIL is not being charged on sites located within the Chard Eastern Development Area.

RECOMMENDATION

Grant permission.

01. This proposed sustainable development is located within part of the Council's designated area for growth in the Chard Plan and will provide much needed market and affordable housing. The development will also make contributions towards education provision, sport, play and community facilities and travel planning and provide a section of the new road link between the A30 and the A358. The site is in a sustainable location within reasonable distance of the town centre accessible by foot, cycle or bus. It would provide sufficient parking and would not adversely harm any residential amenity, landscape or ecological interests. The proposal is therefore in accord with Policies SD1, SS1, SS4, SS5, SS6, PMT1, PMT2, HG3, TA4, TA5, TA6, HW1, EQ2, and EQ4 of the South Somerset Local Plan (adopted 2015) and policies within the NPPF.

SUBJECT TO THE FOLLOWING:

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

Drawing numbers:

Site location plan (17144 L01.01 Rev P1)
Site layout plan (17144 L02.01 Rev P1)
Illustrative site layout plan (17144 L02.02 Rev P1)
Boundary treatment plan (17144 L92.01 Rev P1)
Boundary treatment plan (17144 L92.02 Rev P1)
Boundary treatment plan (17144 L92.03 Rev P1)
Boundary details (17144 L92.04 Rev P1)
Boundary details (17144 L92.05 Rev P1)
Hardworks plan (17144 L93.01 Rev P1)
Hardworks plan (17144 L93.02 Rev P1)
Hardworks plan (17144 L93.03 Rev P1)
Softworks plan (17144 L94.01 Rev P1)
Softworks plan (17144 L94.02 Rev P1)
Softworks plan (17144 L94.03 Rev P1)
Leap play area plan (17144 L94.04 Rev P1)
Youth provision plan (17144 L94.05 Rev P1)
HT1 Provence (17144 HT1.L.02.01 & 17144 HT1.L.04.01 & 02)
HT2 Rutherford V1 (17144 HT2.L.02.01 & 17144 HT2.L.04.01 & 02)
HT3A Pinewood (17144 HT3A.L.02.01 & 17144 HT3A L.04.01 - 04)
HT3B Pinewood (17144 HT3B.L.02.01 & 17144 HT3B.L04.01)
HT4 Pentire (17144 HT4.L.02.01 & 17144 HT4.L.04.01 - 02)

HT5 Oakford (17144 HT5.L.02.01 & 17144 HT5.L.04.01 - 02)
 HT6 1-Bed Flat (17144 HT6.L.02.01 & 17144 HT6.L.04.01 - 02)
 HT7 FOG (17144 HT7.L.02.01 & 17144 HT7.L.04.01)
 HT8 HA 2 Bed (17144 HT8.L.02.01 & 17144 HT8.L.04.01)
 HT9 HA 3 Bed (17144 HT9.L.02.01 & 17144 HT8.L.04.01 & 02)
 HT10 HA 4 Bed (17144 HT10 L.02.01 & 17144 HT10.L.04.01 & 02)
 HT11 HA 3 Bed Wide front (17144 HT11.L.02.01 & 17144 HT11.L.04.01 & 02)
 G01 Garage Pack (17144 G01.L.02.00 - 02)
 Proposed Site Access Arrangements (SK02.01)
 Proposed Site Access Arrangements (SK02.02)
 Proposed Site Access Arrangements - Tracking Plan (SK07.01)
 Proposed Site Access Arrangements - Tracking Plan (SK07.02)
 Location Plan (S98.0)

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

02. The external materials to be used for the dwellings hereby approved shall be in accord with the submitted Materials Schedule unless otherwise approved in writing by the by Local Planning Authority.

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

03. No drainage shall be installed until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved by the Local Planning Authority. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing and information regarding the provision and maintenance of any drainage systems (including temporary) in place during construction of this and any other subsequent phases. Drainage infrastructure should be constructed and implemented during the initial phase of development, to ensure no increase in flood risk through inadequate drainage provision. Where this is not possible, a clear phasing plan should be submitted to show how the drainage scheme will be implemented.
- Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- Detailed Construction Drawings with manhole schedule, invert levels, landscaping details, finished floor levels, ground levels and flood storage details.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties. Holding areas for flood volumes generated through exceedance of the drainage system must be clearly shown on a flood exceedance plan and the developer must demonstrate the site remains safe.

- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, to accord with the NPPF.

04. The garages hereby approved shall be used solely for vehicle parking purposes incidental to the occupation and enjoyment of the dwellinghouse which they serve. They shall not be used for, nor in connection with any commercial, trade or business purposes and shall not be converted into habitable accommodation, including domestic workshop, study, games room and similar uses, without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of parking provision and highway safety, to accord with Policy TA5 of the South Somerset Local Plan and Somerset County Council's adopted parking standards.

05. None of the dwellings hereby permitted shall be constructed above damp proof course level until a scheme of landscaping to accord with the recommendations and advice of the Council's Arborist (contained within his memo dated 10th September 2018) has been submitted to and approved in writing by the Local Planning Authority. This shall include details of all new tree/shrub/hedge planting and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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