
From: West1
Sent: 11 July 2019 13:57
To: West 2
Subject: FW: Appeal ref no APP/R3325/W/19/3229473 Winsham Shop Ltd

-----Original Message-----

From: Sue Osborne <Sue.Osborne@SouthSomerset.Gov.Uk>
Sent: 11 July 2019 13:53
To: west1@pins.gsi.gov.uk
Subject: Appeal ref no APP/R3325/W/19/3229473 Winsham Shop Ltd

Appeal Ref No APP/R3325/W/19/3229473

The George Back Street Winsham Nr Chard Somerset Appellant Winsham Shop Ltd. Winsham Nr Chard Somerset LPA South Somerset District Council

I am writing in my capacity as the South Somerset District Councillor for the Windwhistle Ward and Winsham is one of my parishes which is the site for this appeal.

I supported the Winsham Shop Ltd's application at the February 20th 2019 Area West Committee meeting as there was overwhelming community support for the relocation of the existing shop and Post Office to the George along with the addition of a small local cafe to meet local and passing needs.

I maintain my support for this application and am mindful of the balancing act between the highway safety issues raised by the SSDC Highways Consultant and others, and, the economic, social and cultural needs of the community which would continue to be met by allowing this appeal to succeed.

In addition, Winsham Parish Council Support this appeal and I understand that they have submitted an application to Somerset County Highways Department to erect a barrier between The George and the B road in order to mitigate some of the highway safety issues raised. This should be confirmed by the Parish Councils own submission to the appeal process, as agreed at their meeting of the 10th of July.

The Western Way Development in Winsham is due to commence shortly. This development is a short walk away from the existing shop site and the appeal site. As part of the agreed planning obligations (agreed via an S106 agreement) the developer agreed to provide a car park as part of the package. (Planning application 15/00830/FUL). The developer has recently submitted an S73 application (19/00568/S73/S73) to vary some of the planning obligations, however the car park remains as part of the revised S106 package and will be handed over to the Parish Council on its completion.

The community appreciate that the junction on which the George sits is substandard, but the majority are prepared to accept the associated risks in order to still have access to a Shop and Post Office with the addition of a cafe. These are vital services for a smaller Rural Community to retain in order to maintain its vitality and sustainability.

Furthermore, the 2019 National Planning Policy Framework is supportive of rural development and facilities as evidenced by the chapters and paragraphs quoted below:-

Chapter 6, Building a strong competitive economy, paragraph 83, point D of the 2019 National Planning Policy Framework refers to supporting a prosperous rural economy and emphasising the

“retention and development of local services and community facilities such as, local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship”.

This is again supported by Chapter 8, promoting healthy and safe communities, paragraph 92 point C

“ Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce a communities ability to meet its day to day needs

And point D

“Ensure that established shops, facilities and services are able to develop and modernise and are retained for the benefit of the community.”

The SSDC local plan also supports this type of development in rural settlements. It should be noted that whilst the housing element of policy SS2 is deemed out of date due to lack of a 5 year housing supply, the rest of the policy is not and should therefore be a material consideration. Policy SS2 is reproduced below:-

POLICY SS2: DEVELOPMENT IN RURAL SETTLEMENTS Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

☐ Provides employment opportunities appropriate to the scale of the settlement; and/or ☐ Creates or enhances community facilities and services to serve the settlement; and/or ☐ Meets identified housing need, particularly for affordable housing.

Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general. Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.

Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed at Paragraph 5.41

To date, there have been no recorded accidents at the appeal site and the County Highways Authority, a statutory consultee, have no objections as per the Officers report to the 20th February 2019 Area West Committee. However, SSDC’s own Highways consultant maintains his objection on the basis of highway safety, the substandard junction and the lack of available parking at The George. These are also matters of concern to some of the residents who have written in and voiced their objections to this application, at the Area West Committee meeting, as per their democratic right to do so.

Loss of this facility would lead to a significant number of residents who would be unable to meet their day to day needs due to poor local transport provision and in some cases, no longer being able to drive to the nearest town either for reasons of health and/or age or no access to a private car.

Rural Post Offices are fast disappearing, and Winsham is fortunate to still have one that provides a range of services, including access to cash. Indeed, they are becoming increasingly recognised a a critical piece of Rural Infrastructure in enabling rural communities to maintain their sustainability.

Significantly the shop and post office also serve the rural hinterland of the village, notably, the neighbouring parishes of West Crewkerne, Wayford and Thorncombe along with the Marshwood Vale area of neighbouring Dorset. It therefore supports a number of other rural communities who would find life much more difficult without the facilities offered by the community of Winsham.

Cllr Sue Osborne
July 10th 2019

Sent from my iPad

Sue Osborne
Councillor

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South Somerset District Council

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