

To consider the options regarding the future of a cemetery in Ilminster and agree recommendation for Town Council

1. Cease providing a cemetery when the existing one is full

A local authority does not have to provide a cemetery. Section 214 of the Local Government Act 1972 stated that burial authorities MAY provide cemeteries.

2. Extend existing cemetery, considering all adjoining land options

Any new cemetery development or extension being submitted for planning, may require many levels of assessment especially if the cemetery exceeds 1 hectare in size.

A large cemetery may be classed as a major development and significant studies have to be undertaken in order to satisfy planners.

The level and degree of the studies will depend in part on the sensitivity of the site (e.g. areas of significant environmental or historic value).

In most cases works will start with a *pre-app* meeting or report with planners and from this the framework of application studies and documentation can be assessed and appropriated.

The potential risk that any new cemetery development (including an extension to an existing cemetery) poses to the environment will be the primary focus of the Environment Agency when it is consulted during the planning application process. It is therefore important that an appropriate risk assessment is conducted prior to seeking planning permission or purchasing land. A detailed hydrogeological study should be submitted to the EA pre-application.

An EA audit will cost in the region of £3,200 - £3,800 to cover site investigation and digs.

As a guide one acre of land = approximately 600 burial plots with pathways and associated car parking.

600 burial plots are expected to last in the region of 50-60 years.

The first developed acre is the most expensive as the infrastructure is put in place.

It is likely that car parking and associated access will be required.

Cemetery Development Services suggest that any potential land is risk assessed for planning purposes and an option to buy is only considered when the risk of failure is less than 50%.

3. Investigate purchasing adjoining property which is for sale

The Well House is currently for sale. The same planning considerations as above would apply to the land but this property has vehicular access. (Appendix 1)

4. To support a South Somerset district area cemetery as an alternative to providing a Town Cemetery

The problem of cemeteries running out of space has been discussed at District Council and a possible solution could be to create a district area cemetery which may be a practical and more cost effective alternative to the town providing one.

5. Purchase land elsewhere in the town for a new cemetery

This may be a preferred option or an alternative if unable to extend the New Road Cemetery.

Funding

Neil Waddleton at South Somerset District Council has confirmed that S106 funds may be used towards providing a cemetery and recommends that this is discussed with Andy Gunn (Planning Officer) at the earliest opportunity.

Burial Guidelines

- be at least 250 metres away from any well, borehole or spring that supplies water for human consumption;
- be at least 30 metres away from any other spring or watercourse, and at least 10 metres from any field drain;
- have at least one metre of dry ground below the bottom of the deepest grave;
- not be within groundwater source protection zone 1 (SPZ1).

Other Information

Sherborne Town Council have recently completed an extension to their cemetery and their Town Clerk has suggested that councillors may like to visit and discuss the process. The land was already owned by Sherborne Town Council and earmarked for cemetery extension since 1945. It has taken 4 years to complete and cost significantly more than the original estimated development costs.

The Well House Nr Ilminster, Somerset



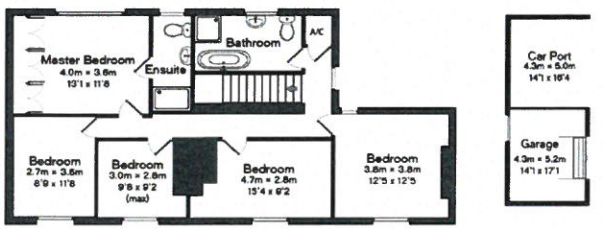
People **Property** Places

Sherborne 01935 810141 sherborne@jackson-stops.co.uk
Church House, Half Moon Street, Sherborne, Dorset, DT9 3LN

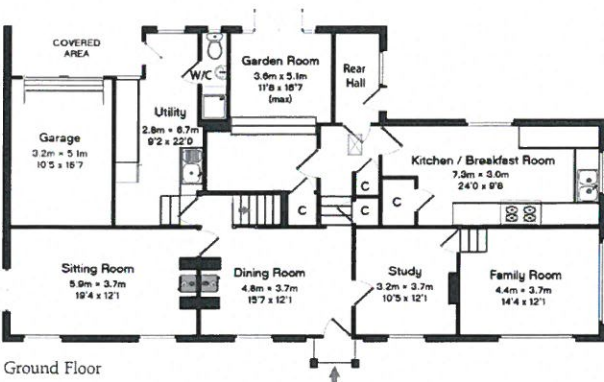
jackson-stops.co.uk



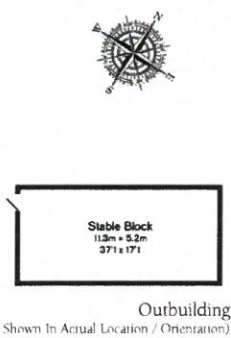
Approximate Gross Internal Area
223 sq m / 2400 sq ft (Excluding Garage and Stable Block)



First Floor



Ground Floor



Outbuilding
(Not Shown In Actual Location / Orientation)



Property Information

Post Code: TA19 9DX
Services: Mains electricity and water. Private drainage and oil-fired central heating.
Sporting and Recreation: Racing at Taunton, Wincanton and Exeter, golf at Taunton (Pickeringde), Yeovil and Chard (Windwhistle); water sports on the Dorset Coast about 17 miles away.
Education: Catchment State schools include Greenfylde C of E First School and Swanmead Community School in Ilminster and Wadham School in Crewkerne. There are also excellent private schools within the area including the Taunton Schools, Sherborne Schools, Perrott Hill in North Perrott together with many others.
Local Authority: South Somerset District Council, Brympton Way, Yeovil, Somerset BA20 2HT Tel: 01935 462462

Somerset County Council, County Hall, Taunton, Somerset, TA1 4DY Tel: 0300 123 2224
Tenure: Freehold with full vacant possession upon completion
Viewing: By appointment with Jackson-Stops & Staff.

Local Directions:
Heading into Ilminster from the Southfields roundabout (to the West) proceed along the B3168 towards the town centre taking the turning on the left hand side opposite the church towards Langport and Dillington House (which is the continuation of the B3168). Proceed out of the town along New Road and up the hill and the house will be found after approximately 1.5 miles just past the cemetery on the left hand side.

Important Notice: Jackson-Stops & Staff, their clients give notice that - They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

A most attractive detached period property in an elevated position with views, gardens and land extending to about 2.6 acres

Accommodation

Ground floor

- Sitting Room with Minster stone fireplace, wood burning stove and exposed timbers
- Dining Room with stone fireplace, woodburning stove and window seat
- Family Room
- Study
- Garden Room
- Kitchen with larder
- Utility Room
- WC with shower
- Rear Hall

First Floor

- Master Bedroom with built in wardrobes and ensuite Shower Room

- Four further Bedrooms
- Landing
- Bathroom

Outside

- Single Garage (attached to main house)
- Further Garage block together with car port
- Kitchen Garden
- Rose Garden
- Poly Tunnel, Greenhouse and Sheds
- Stable Block
- Separate private access from the lane
- Small Orchard
- Copse
- 2 Paddocks & Pig Pen

In all about 2.6 acres



The Property

The Well House dates back to 1835 and although originally believed to have been two cottages the property was also later a public house named The Rising Sun. Now known as The Well House the present property has been comprehensively refurbished by the present owners and provides spacious, well-proportioned accommodation arranged over two floors. The property is built principally from local natural stone and is situated in a lovely elevated position standing on its own with no near neighbours and from many of the rooms there are distant views over the garden towards open farmland beyond. In addition to the main house which retains some nice original features including exposed ceiling timbers and open fireplaces there is a particularly nice mature and productive garden and land extending to about 2.6 acres.

Outside

The house is accessed from the road via a private tarmac drive which sweeps round to the rear of the property allowing access to the garaging, where there is also ample parking. In addition to the west of the property there is a separate private lane ideal for a horse box or trailers needing access to the paddock and copse. The garden at The Well House is perfect for the budding smallholder and the present owners have reared pigs over the years as well as creating a productive kitchen garden and complete with Polytunnel. At the rear of the house a main lawn falls gently away from the house alongside which there is a small orchard and an enclosure housing the pig pen. Beyond that is a second useful paddock backing onto open farmland. In the north west corner of the property is a delightful copse awash with snowdrops, daffodils, bluebells and used by the current owners to fuel the logburners. Close to the main house is a rose garden, raised beds in the kitchen garden. In addition, there are some useful outbuildings including a stable block with power and light and several other sheds, greenhouse and stores.

Location

The Well House is situated about a mile from the popular former, small market town of Ilminster one of the most attractive in the southwest and centred on its fine fourteenth century Minster and Market Place. The town centre is a Conservation Area in which a policy of strict planning control operates to preserve its special character which comprises mainly period houses and shops built of the distinctive honey coloured stone for which the area is well known.

The town, which has a good range of shops and amenities including 2 doctors, a dentist, theatre and art centre, is surrounded by fine rolling countryside, mainly agricultural land where dairy farming predominates. Some years ago Ilminster was bypassed and communications by road are excellent in the area. Junction 25 of the M5 is about 10 miles to the north and the A303, a dual carriageway almost the whole way to the M3, provides fast access to the east. There are mainline railway stations at Taunton (Paddington under 2 hours) and Yeovil (Waterloo about 2½ hours).

The larger towns of Crewkerne, Yeovil and Taunton are all easily accessible. Exeter and Bristol airports are also within easy reach, providing regular flights to the Continent, Bristol also having flights to the USA. For those wishing to travel to the Continent by ferry there are ports at Plymouth, Weymouth and Southampton.

Communications

- Ilminster about 1 mile
 - Crewkerne 8 miles
 - Taunton 13 miles (London to Paddington 1 hour and 45 minutes)
 - Yeovil 17 miles
- (Distances and time approximate)

