

MEETING AS02m 14:15
DATE 04.06.14

South Somerset District Council

Draft Minutes of a meeting of the **Area South Committee** held in the Council Chamber, Brympton Way, Yeovil, on **Wednesday 4th June 2014**.

(2.00pm – 4.05pm)

Present:

Members: Peter Gubbins (In the Chair)

Cathy Bakewell	Tony Lock
Tim Carroll	Graham Oakes
Tony Fife	Wes Read
Marcus Fysh	David Recardo
Jon Gleeson	John Richardson
Dave Greene	Gina Seaton
Andy Kendall	Peter Seib
Pauline Lock	

Officers:

Jo Boucher	Democratic Services Officer
Kim Close	Area Development Manager, South
Adrian Noon	Area Leads North/East
Simon Fox	Area Lead South
Michael Jones	Locum Planning Solicitor
Neil Waddleton	Section 106 Monitoring Officer

4. Minutes of meeting held on 7th May 2014 and 15th May 2014 (Agenda Item 1)

The minutes of the Area South meeting held on 7th May 2014 and 15th May 2014 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

5. Apologies for Absence (Agenda Item 2)

Apologies for absence were received from Councillors John Vincent Chainey, Nigel Gage and Ian Martin.

6. Declarations of Interest (Agenda Item 3)

Cllr Peter Gubbins declared a personal and prejudicial interest in Agenda Item 7- Planning Application 14/01266/OUT as his son lives in close proximity of the proposed site. He would leave the meeting during consideration of that item.

7. Public Question Time (Agenda Item 4)

There were no questions from members of the public.

8. Chairman's Announcements (Agenda Item 5)

There were no Chairman's announcements.

9. Reports from Representatives on Outside Organisations (Agenda Item 6)

There were no reports from Councillors on outside organisations.

10. Planning Applications (Agenda Item 7)

12/00403/OUT – The erection of a Class A1 food retail unit, new and altered access, car parking and servicing, landscaping together with public open space Yeovil Town Football Club Ltd Boundary Road Brympton – Yeovil Town Football Club**

This planning application was withdrawn at the request of the applicant.

14/01266/OUT – Residential development, new vehicular access and associated works Land Adjacent Broadacres East Coker – Avalon Estates Ltd

(Having earlier declared a Personal & Prejudicial Interest Councillor Peter Gubbins left the room during consideration of this item. Councillor Tim Carroll deputised as Vice-Chairman for this item))

The Area Lead Officer (South) presented the application as detailed in the agenda and with the aid of a power point presentation showed the site and proposed plans.

He told members that since the report had been written further representations had been received from a number of residents within the area raising their concerns, these included the following:

- Access and egress is a highway safety concern with traffic emerging onto a single track lane
- Loss of Grade 1 Agricultural Land
- Restricted country lane and increase in traffic would raise safety issues for many users of the lane including young families
- Development would increase flooding problems within the area
- Concerns of overlooking, siting and the design of the development
- Proposed development outside of development limit

He also referred members to:

- The EIA Assessment section of the report where in error it stated the development did not fall with Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, when in fact it does due to its site area.

- misprint on page 50, third paragraph of the agenda report should read NPPF para 14 and not para 37.

The Area Lead Officer (South) also read a statement to the committee setting out the Council's present day position regarding its 5 year land supply.

Following member's questions, it was proposed and subsequently seconded that a site visit takes place to examine highway issues prior to determination of the application. This was carried by 11 votes in favour, 2 against and 2 abstentions.

RESOLVED:

That application **14/01266/OUT** be deferred for a committee site visit.

(Voting: 11 votes in favour, 2 against, 2 abstentions)

13/04953/FUL – The formation of a vehicular access and hardstanding 34-36 East Street West Coker Yeovil – Mr James Cook

The Area Lead Officer (South) presented the application as detailed in the agenda and with the aid of a power point presentation showed the site and proposed plans. He confirmed that there were no further updates to the report.

In response to questions, members were informed that:

- this application should be taken on its own merits and not compared to other sites within the conservation area.
- understood that the proposed remaining wall would be rendered
- the same approach had been taken to this application as was taken for the No. 30 East Street where the officer's recommendation was also for refusal, however member's overruled.
- Considered this application to be a balancing act between the provision of a parking area and the retention of the outside wall, however the proposal was detrimental to highway safety, as adequate visibility and turning cannot be provided, the vehicle would have to reverse out onto the highway.
- Confirmed that consideration was taken as to whether a comprehensive scheme for the provision of off-road parking for the entire terrace of houses would be possible, however this was held unviable.
- Confirmed the proposed site was within a conservation area.

Councillor Cathy Bakewell, Ward member explained this was a very dangerous area particularly for pedestrians when trying to walk children to school etc. She felt that public safety was of utmost importance but mindful to encourage the direction of pedestrians onto the highway. She appreciated the need to protect the conservation area and agreed that if the application be approved the retaining garden wall should be faced in natural stone.

Councillor Gina Seaton, Ward member agreed with the comments already made by the other Ward member and explained that for a minor road the traffic was extremely busy and that public safety was paramount. She said residents did not have alternative places to park and agreed that a condition should be imposed to ensure the retaining wall be faced in natural stone.

During members' discussion, several points were raised including the following:

- Preferred to see wider opening with parallel parking area.
- Appreciate the traffic problems of the area and that public safety is paramount.
- Appreciate the need to protect the conservation area and agreed the retaining wall should be faced in natural stone.

The Locum Planning Solicitor advised that members needed to consider the current application in the form proposed and that any alteration and demolition of the retaining wall to provide a parallel parking lay-by was substantially different to that proposed. He advised a new application would be necessary in this case to overcome members' concerns regarding the size and formation of the vehicular access.

During a short discussion members were happy to take the advice of the Locum Planning Solicitor and there being no further debate, it was then proposed and seconded to refuse the application, but for only one of the reasons recommended by the officer, which read:

'The proposed access/parking space does not incorporate sufficient visibility splays which are necessary in the interests of highway safety. Furthermore, the site cannot accommodate adequate turning facilities to enable a vehicle to enter and leave the highway in forward gear, which is essential to highway safety. As such, the proposal is contrary to saved policy ST5 of the South Somerset Local Plan (adopted 2006) and the National Planning Policy Framework 2012.'

On being put to the vote it was carried by 15 votes in favour, 0 against and 1 abstention.

RESOLVED:

Refuse permission for the following reasons:

01. The proposed access/parking space does not incorporate sufficient visibility splays which are necessary in the interests of highway safety. Furthermore, the site cannot accommodate adequate turning facilities to enable a vehicle to enter and leave the highway in forward gear, which is essential to highway safety. As such, the proposal is contrary to saved policy ST5 of the South Somerset Local Plan (adopted 2006) and the National Planning Policy Framework 2012.

Informatives:

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

(Voting: 15 in favour, 0 against, 1 abstention)

11. Section 106 Obligations (Agenda Item 8)

The Section 106 Monitoring Officer presented the report as detailed in the agenda and explained the background to his role and the changes made in the process for monitoring.

He also informed members that:

- The three main key sites within Area South were deliberately omitted from the report as he would be bringing a further detailed report in the Autumn regarding Lyde Road, Brimsmore and Lufton key sites due to their significant nature.
- An Audit review had taken place to review the process for the Discharge of Planning Obligation (DPO) where the internal controls and process audited were both given 'Substantial Assurance'.

In response to questions from members, the Section 106 Monitoring Officer noted:

- Member frustrations of the Lyde Road scheme and would provide further information in his detailed report in the Autumn.
- Omission of the access issues regarding the Larkhill Soling Site.
- Jon Gleeson requested that a report from Community Health and Leisure be brought to committee detailing monies collected for Strategic Leisure purposes, giving totals and amounts for each element.

Members thanked the officer for his excellent work and informative report and endorsed the actions taken in respect of the monitoring of Section 106 Planning Obligations.

NOTED

*(Neil Waddleton, Section 106 Monitoring Officer, (01935 462603)
Neil.waddleton@southsomerset.gov.uk*

12. LEADER Programme for Rural Economic Development (Agenda Item 9)

The Area South Development Manager presented the report as detailed in the agenda and with the aid of a power point presentation showed a map of the Boundaries of the current Levels and Moors and Making It Local LAG Partnership.

She updated members on the proposals to extend coverage of the LEADER programme in South Somerset including rural areas within Area South although Yeovil Town was not eligible. She asked members to note the arrangements for member appointments to the three prospective Local Action Groups, and said that the member representative for the Heart of Wessex, the LAG covering Area South, was most likely to be appointed from Area East as this was the Area with greatest coverage.

Following member's discussion the Area South Development Manager noted member's comments regarding the coverage for the rural areas of the Area South Parishes, involving links with the LEP and agreed that Councillor Jon Gleeson be put forward as Area South champion. She confirmed that these comments would be fed back and that she would inform members of any further details in due course.

- RESOLVED:** (1) That members considered and noted the report and arrangements for member appointments to be made to each of the 3 prospective Local Action groups governing body from the Area with greatest coverage;
- (2) Members noted that a further report will be brought to the Committee in autumn 2014 reporting on the outcome of applications for funding.

Helen Rutter, Area Development Manager, East/Assistant Director (Communities)
Helen.rutter@southsomerset.gov.uk or 01963 435012

13. **Area South Committee Working Groups and Outside Organisations – Appointment of Members 2014/15 (Executive Decision) (Agenda Item 10)**

The Committee agreed the appointment of members to serve on the various working groups, panels and outside bodies for 2014/15.

- RESOLVED:** (1) that the internal working groups and panels as listed in the report be re-established.
- (2) that members be appointed to serve on those groups and panels for the municipal year 2014/15 as follows:
- (3) that appointments be made to outside bodies as follows:

Area South Panels and Working Groups

Representation 2014/2015

Community Safety Area South Community Forum

Tony Lock
Ian Martin

Yeovil Town Centre Audit Group

Tony Fife
Marcus Fysh
Tony Lock
Pauline Lock
Ian Martin
Gina Seaton
Peter Seib
Andy Kendall

Youth Provision in Area South Group

Cathy Bakewell
Ian Martin

Outside Bodies

Representation 2014/2015

Abbey Community Association

John Richardson

Birchfield Community Association

No appointment made in line with Policy

John Nowes Exhibition Foundation	Peter Seib
South Somerset Disability Forum	Tim Carroll
South Somerset MIND	Marcus Fysh
William Ruddock Almshouse Trust	No appointment made in line with Policy
Wyndham Trust (Yeovil)	No appointment made in line with Policy
Yeovil Crematorium and Cemetery Joint Committee	Nigel Gage Graham Oakes David Recardo
Yeovil in Bloom Gardeners Market Steering Group	Dave Greene
Yeovil Sports Club Board of Management	Pauline Lock
Yeovil Town Team	Tony Fife
Preston School Strategic Management Group	Ian Martin Wes Read

Peter Gubbins, Area South Portfolio Holder: and Yeovil Vision and Community Safety is representative on the Yeovil Vision Board

(Resolution passed without dissent)

Reason: To appoint members to working groups and outside bodies.

*Jo Boucher, Democratic Services Officer (01935) 462011
jo.boucher@southsomerset.gov.uk*

14. **Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice Chairman (Executive Decision) (Agenda Item 11)**

RESOLVED: that, in line with the Development Control Revised Scheme of Delegation, Councillors Peter Seib as first substitute and Tim Carroll as second substitute be nominated to act as substitutes for the Chairman and Vice Chairman to make decisions in the Chairman's and Vice Chairman's absence on whether an application should be considered by the Area Committee as requested by the Ward Member(s).

(Resolution passed without dissent)

Reason: To appoint members to act as substitutes for the Chairman and Vice Chairman for the planning scheme of delegation.

*Martin Woods, Assistant Director (Economy) (01935) 462071
martin.woods@southsomerset.gov.uk*

15. Area South Committee Forward Plan (Agenda Item 12)

Councillor Peter Seib requested that a further update report regarding the Eastern Corridor Highways improvements be prepared for the December 2014 meeting in conjunction with the Highways maintenance programme report.

Jon Gleeson requested that a report from Community Health and Leisure be brought to committee detailing monies collected for Strategic Leisure purposes, giving totals and amounts for each element.

- RESOLVED:** (1) that the Area South Forward Plan and the comments of Members be noted.
- (2) that the reports identified by Members be added to the Area South Forward Plan.

(Voting: Without dissent)

*Jo Boucher, Democratic Services Officer (01935) 462011
jo.boucher@southsomerset.gov.uk*

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Chairman