

## South Somerset District Council

**Minutes** of a meeting of the **Area South Committee** held at the **Council Chamber Council Offices Brympton Way on Wednesday 4 March 2015.**

(2.00 - 3.05 pm)

**Present:**

**Members:** Councillor Peter Gubbins (Chairman)

Tim Carroll	Tony Lock
Tony Fife	Ian Martin
Marcus Fysh	Wes Read
Nigel Gage	David Recardo
Andy Kendall	John Richardson
Pauline Lock	Gina Seaton

**Officers:**

Jo Boucher	Democratic Services Officer
Kim Close	Area Development Manager (South)
Simon Fox	Area Lead (South)
Jane Green	Planning Assistant
Natalie Ross	Neighbourhood Development Officer

*NB: Where an executive or key decision is made, a reason will be noted immediately beneath the Committee's resolution.*

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**101. Minutes of previous meeting (Agenda Item 1)**

The minutes of the Area South meeting held on 4<sup>th</sup> February 2015 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

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**102. Apologies for absence (Agenda Item 2)**

Apologies for absence were received from Councillors Cathy Bakewell, John Vincent Chainey, Dave Greene, Jon Gleeson and Peter Seib.

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**103. Declarations of Interest (Agenda Item 3)**

Councillor Wes Read declared a personal interest in Agenda Item 13 – St Michaels Scout and Guide Hall as he is President of the Yeovil Scouts Association.

Councillor Gina Seaton declared a personal interest in Agenda Item 11 – West Coker Commemoration Hall as her husband is the Chairman of the West Coker Commemoration Hall Committee.

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#### **104. Public question time (Agenda Item 4)**

There were no questions from members of the public.

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#### **105. Chairman's announcements (Agenda Item 5)**

The Chairman advised members that:

- Further work will be undertaken on the Market Street Junction and approval for the work on the Tesco footbridge will not begin until this work has been concluded.
  - Yeovil Vision – At the last Yeovil Vision meeting on the 12<sup>th</sup> November 2014 it was agreed that a meeting would be arranged with officers from the Area Development teams, spatial planning and development control with Sunita Mills the new Service Commissioning Manager for Transport Policy for SCC. This meeting took place on the 5<sup>th</sup> December and Sunita was provided with a range of transport studies for Yeovil which she promised to read and she will be reporting on her initial findings and priorities for Yeovil at the next Yeovil Vision meeting on the 12<sup>th</sup> March.
  - Support for Retailer in Yeovil – On the 14<sup>th</sup> January I met with Gerrard Matthews who owns several retail properties in the town centre and represents several other owners and the RICS. I have agreed to attend a future RICS group meeting in Yeovil to discuss the issues affecting the town centre.
  - Meeting with Benson Elliott – owners of the Quedam – A meeting was held with representatives of Benson Elliott the new owners of the Quedam to discuss ways in which SSDC could support them in the development of the Yeovil Town Centre. It was a helpful and productive meeting and I am hopeful it will lead to significant announcement in the future.
  - Yeovil Markets – There will be Easter Market Promotion on Yeovil Markets with free Easter eggs for children and an Easter Hat Competition. Music and Entertainment will also be provided. The team are currently working on the new 2015 Spring/Summer vintage market series which commences on April 4<sup>th</sup>.
  - CCTV – We have finally received the long awaited plans from SCC and so work on commissioning the installation the cameras has been actioned.
  - Lufton School & Community facilities – Work is progressing well with the proposed schools at Lufton which includes provision for community use. The community element of the scheme will be funded by section 106 contributions from the site. The Team are currently consulting with the community and liaising with the architects acting for SCC on the project to maximise the benefit to the community. The project will also include a MUGA with community access.
  - Wyndham Park – Negotiations continue with SCC and the developer to acquire the land to provide a 14 class school which would enable provision for community facilities on the existing school site.
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#### **106. Reports from representatives on outside organisations (Agenda Item 6)**

Councillor Ian Martin informed the committee that he will shortly be attending the First Great Western Rail Annual Conference and would be lobbying for improvements to the Heart of Wessex Rail line.

The Section 106 Monitoring Officer attended the committee and as requested updated members on:

- St Thomas Cross: - The Section 106 Monitoring Officer and Cllr Tony Lock had met with the developers and a start date had been given for the beginning of March, therefore work would hopefully start soon.
- Lyde Road/Sherborne Road Junction: - The Section 106 Monitoring Officer had been in discussion with SCC and the developer who were seeking to consult with local services regarding costs and possible commencement dates. Once this has been completed and more information is known he would update members once more.

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**107. Schedule of Planning Applications to be Determined by Committee (Agenda Item 7)**

Members noted the Schedule of Planning Applications.

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**108. Planning Application 15/00510/FUL - Box Factory Car Park South Street Yeovil (Agenda Item 8)**

The Planning Assistant presented the application as detailed in the agenda and with the aid of a powerpoint presentation show the site and proposed plans. She explained that the application is brought to Committee under the scheme of delegation as there had been objections received, the applicant is South Somerset District Council (SSDC) and the application site is on land within SSDC ownership.

The Planning Assistant explained further that following concerns from occupants of neighbouring properties a previous submission was withdrawn and a new location was negotiated with the applicant.

In conclusion she referred to the key considerations as to whether there was a significant impact on visual amenity of the area and residential amenity of occupiers of neighbouring properties. She felt that as the original submission had been withdrawn to address the issues of the local neighbours it was now acceptable to the safeguarding of the residential amenity of the local residents. She therefore considered the siting of the storage container acceptable and in keeping with the area and her recommendation was to approve the application subject to the conditions as set out in the agenda report.

In response to questions, members were informed that:

- Various other locations were considered, however these were discouraged due to their prominence in the wider area and from public view points.
- The lower level of the car park was considered to be discreet and the least prominent of the car parks in Yeovil.
- The container would be used for storage purposes to serve the car washing business.
- Other options available for storage purposes could be use of a van or renting a unit.
- Confirmed that residents were now happy with the siting of the container.

- SSDC have overall control of the land through the lease and therefore granting planning permission would not compromise any future development of the use of the car park.
- CCTV covers the area where the container is to be sited.

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

- Little different to that of the designs of recycling skips or clothes banks that until recently were located in the same car park.
- Local residents were now happy with the position of the container.
- Did not compromise the car parking of local residents.
- Concerns over the safety aspect of the container which may exacerbate anti social behaviour due to the close proximity of Club Neo.
- Was the rental income from this application a consideration?

In response to members' comments, the Area South Lead confirmed that the rental costs were not part of the application and therefore should not be a consideration.

It was then proposed and subsequently seconded that planning permission be approved as per the officers recommendation as set out in the agenda report. On being put to the vote this was carried by 12 votes in favour, 1 against and 0 abstentions.

**Resolved:**

**To approve application 15/00510/FUL subject to the following conditions:**

01. The siting of a storage container, by reason of its form, design and location, would safeguard the character and appearance of the area and cause no demonstrable harm to residential amenity or highway safety in accordance with the aims and objectives of saved policies ST5 (General Principles of Development) and ST6 (The Quality of Development) of the South Somerset Local Plan (2006), policy EQ2 (General Development) of the emerging South Somerset Local Plan (2006-2028) and the principles of the National Planning Policy Framework (2012).

**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:

Site layout plan, site location plan and Design and Access Statement all received 27 January 2015

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

03. The storage container hereby approved shall be finished in a light grey colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the locality in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and

policy EQ2 (General Development) of the emerging South Somerset Local Plan (2006-2028).

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**109. Hardington Mandeville Parish Council (Executive Decision) (Agenda Item 9)**

The Neighbourhood Development Officer presented the agenda report. She informed members that Hardington Mandeville Parish Council wanted to purchase a community defibrillator that would help give an additional Health and safety resource for the village. She confirmed both ward members expressed their full support and hoped that members would support the application.

Members commented that it was an excellent provision for the village which could save lives in a situation where time is critical and evidence in other areas had showed some excellent results.

Members voiced their full support of the application and it was therefore proposed and subsequently seconded to agree an award of £1,374 toward the funding of a community defibrillator. On being put to the vote this was carried by 12 votes in favour, 0 against and 1 abstention.

**RESOLVED:** That members agreed an award of £1,374 from the Area South Community Grants budget.

Reason: To consider funding towards a community defibrillator.

*(Voting: 12 in favour, 0 against, 1 abstention)*

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**110. Somerset Care and Repair (Executive Decision) (Agenda Item 10)**

The Neighbourhood Development Officer presented the agenda report. She informed members that she had worked closely with the Active and InTouch project at Birchfield last year but unfortunately Vista who ran the project closed in December 2014. She appreciated the concern of sustainability but confirmed that Somerset Care and Repair have been actively searching for sustainable sources of funding since taking over the project, as they can see that it benefits many local people.

Members commented that it was an excellent organisation and a worthy cause which would benefit the local community. Members voiced their full support of the application and it was therefore proposed and subsequently seconded to agree an award of £5,000 toward the funding of the Active and InTouch Project. On being put to the vote this was carried unanimously.

**RESOLVED:** That members agreed an award of £5,000. £4,856 from the Area South Community Grants budget and the remaining £144 from the Neighbourhood Development Officer's budget.

Reason: To consider funding towards the Active and InTouch Project.

*(Voting: unanimous)*

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### 111. West Coker Commemoration Hall (Executive Decision) (Agenda Item 11)

The Neighbourhood Development Officer presented the agenda report. She informed members that the hall had recently been acquired by the West Coker Commemoration Fund and is now being used for a wide range of community uses. The hall however is in need of renovation and a feasibility study looking at the possible modernisation of the hall would help to make it more sustainable.

Mr Clive Seaton Chairman of the West Coker Commemoration Hall spoke in support of the application. He said the improvement of the hall would bring it up to modern day standards to include disabled toilets, kitchen upgrade and wi-fi. It was an active committee with new trustees and he was grateful for the support given by the Area South Development team. He concluded that the study was needed to identify the work required and to give an estimation of costs in order to begin fundraising for the development.

During a short discussion members raised several points including the following:

- The hall is an asset for West Coker village with huge potential for future use.
- Sought clarification regarding the legal restraints of the hall.
- Voiced support for the new committee to help upgrade and modernise the hall which is much needed.
- Need to move forward and support the improvements required for the hall.

In response the Neighbourhood Development Officer informed members that any previous legal restraints had been resolved and the Charity Commission were happy with the current position.

There being no further discussion it was then proposed and subsequently seconded to agree an award of £2,500 toward the funding of a feasibility study. On being put to the vote this was carried unanimously.

**RESOLVED:** That members agreed an award of £2,500 from the Area South Capital budget.

Reason: To consider funding towards a feasibility study looking at the possible redevelopment of the hall.

*(Voting: unanimous)*

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### 112. Abbey Community Association (Executive Decision) (Agenda Item 12)

The Neighbourhood Development Officer presented the agenda report and informed members that the Ward members were in full support of the application.

During a short discussion members raised several comments including the following:

- An excellent committee which included many capable volunteers which accommodated many local groups including a local youth club.
- The refurbishment was needed in order to keep up with the current legalisation to provide baby changing facilities, mobility access etc.

There being no further discussion it was then proposed and subsequently seconded to agree an award of £3,000 toward the refurbishment of the Abbey Manor Community Hall. On being put to the vote this was carried unanimously.

**RESOLVED:** That members agreed an award of £3,000 from the Area South Capital budget.

Reason: To consider funding towards the refurbishment of the Abbey Manor Community Hall.

*(Voting: unanimous)*

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### **113. St Michaels Scout and Guide Hall (Executive Decision) (Agenda Item 13)**

The Neighbourhood Development Officer presented the agenda report. She informed members that the Scout and Guide Hall was in desperate need of a new heating system and that the new treasurer has assured the officer that they would successfully budget for the future maintenance. She clarified that although the hall was frequently used for Scout and Guide activities it was available for other community use.

Members voiced their support of the application and there being no further debate it was then proposed and subsequently seconded to agree an award of £1,445 toward the new heating in the Scout and Guide Hut. On being put to the vote this was carried unanimously.

**RESOLVED:** That members agreed an award of £1,445 from the Area South Capital budget.

Reason: To consider funding towards new heating in the Scout and Guide Hut.

*(Voting: unanimous)*

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### **114. Area South Forward Plan (Agenda Item 14)**

In response to questions Councillor Peter Gubbins informed members that he had spoken to Richard Needs at SCC regarding the release of the extra traffic lane at Wyndham Street and Market Street and that the delay was due to the required signage. He would request a further update at the next Yeovil Vision Board and update members at the next meeting.

**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)*

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**115. Planning Appeals (For Information Only) (Agenda Item 15)**

Members noted the Planning Appeals.

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Chairman

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Date