

South Somerset District Council

Minutes of a meeting of the **Area South Committee** held at the **Council Chamber, Council Offices, Brympton Way, Yeovil BA20 2HT on Wednesday 5 November 2014.**

(2.00pm – 5.50pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

Cathy Bakewell(2.20pm- 4.00pm)	Pauline Lock Tony Lock
Tim Carroll	Ian Martin
Tony Fife	David Recardo
Marcus Fysh	Gina Seaton
Nigel Gage	
Andy Kendall	

Officers:

Jo Boucher	Democratic Services Officer
Kim Close	Area Development Manager (South)
Andrew Collins	Planning Officer
Lisa Davis	Community Office Support Manager
Simon Fox	Area Lead (South)
Kirsty Larkins	Housing and Welfare Manager
David Norris	Development Manager

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

57. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South meeting held on 1st October 2014 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

58. Apologies for absence (Agenda Item 2)

Apologies for absence were received from Councillors Jon Gleeson, Dave Greene, Wes Read, John Richardson, Peter Seib and John Vincent Chainey.

59. Declarations of Interest (Agenda Item 3)

Councillor Gina Seaton declared a personal and prejudicial interest in Agenda Item 8 – Planning Application 13/01791/OUT as her son owns the garage opposite the proposed site. She would leave the meeting during consideration of that item.

Councillor Peter Gubbins declared a personal interest in Agenda Item 8 – Planning Application 13/01791/OUT as he lived in the local area.

Councillor Marcus Fysh declared a personal interest in Agenda Item 8 – Planning Application 13/01791/OUT as he lived in the local area.

60. Public question time (Agenda Item 4)

Mr Michael Rendell a resident from St Thomas Cross, Yeovil addressed the committee and voiced his concern regarding the delay in the construction of a new length of pavement. Councillor Tony Lock supported his concerns explaining that he had also been pursuing this issue for some time and that he had not received any further information as to when this may be resolved.

In response, the Development Control Manager explained that there was a requirement within the planning application for Turnpike Orchard that required the creation of this length of pavement. He appreciated the delay in this being resolved but was hopeful that further progress could be achieved very soon and therefore would update members at next month's Area South Committee.

61. Chairman's announcements (Agenda Item 5)

The Chairman provided the following update to members:

Enhancement Scheme for Lower Middle Street

Yeovil Vision Board members agreed to the funding of £7,626 from the revenue budget to enable the Area South Neighbourhood Officer – Economy to work an additional 380 hours over the next 12 months to support the Middle Street and Sherborne Road Enhancement Scheme.

Reckleford Road Scheme

Yeovil Vision Board members agreed to take £5,000 from the £34k local delivery vehicle to fund improvements to the signage from National Tyres stating use both lanes and again further up, removing white lining at Reckleford/Market Street junction to allow two lane flow straight up Reckleford. White lineage in Market Street to produce Halt. They also agreed to the funding of £6,000 from the Reckleford budget for the removal of the traffic lights at the Western Gazette building.

Retail Incubation

Yeovil Vision Board members agreed to allocate £10,000 of the High Street Innovation Fund to the Retail Incubator project.

The next Yeovil Vision Meeting has been arranged for Wednesday 12th November 2014

Library Consultation

Please will you ensure that members and parishes are alerted to changes that SCC are proposing to make to the library service and encourage residents to respond to the consultation process?

Wyndham Park

A report is going to DX tomorrow seeking £400k capital funding towards much needed community facilities at Wyndham Park. This will greatly help the ongoing project to provide much needed community facilities in this part of Yeovil.

Event	Time	Location	Description
Lantern Procession	4pm assemble Procession 4.30pm – 5pm	Gather at Methodist Church Procession ends at Ivel Square	Lantern Procession led by HMS Heron RN Volunteer Band
Light Switch On	6.30pm	Quedam Centre	Breeze FM stage Military Wives Choir
Santa's Grotto		Quedam Centre	
Vintage Market	9.30am – 4pm	King George Street	
Fairground rides		Lower Middle Street	
Food Market			
Live music	Just after 6.30pm	Bandstand	Yeovil College – Simon Squire co-ordinating David Woan's band – The Link

Attracting Coach Tours

Area South Staff attended a conference of Coach drivers to encourage them to bring coach tours to Yeovil. This has already resulted in a number of calls.

Christmas Events in Yeovil

Christmas lights switch on: Saturday 15th November **Lantern Procession**

The first ever Yeovil Lantern Parade will take place on Saturday, 15th November at 4.30pm - before the Christmas Light Switch On. This event is FREE to attend and FREE to participate!

The assembly point is outside the Methodist Church in Middle Street at 4.00pm. The procession will leave at 4.30pm led by HMS Heron RN Volunteer Band and will proceed on a pre-arranged route ending at [Quedam Shopping Centre, Yeovil](#) where it will finish at Ivel Square at approximately 5.00pm.

Free Parking

All day in SSDC car parks using voucher from the Western gazette
All day in the Quedam

Late night shopping

Thursday 20th November

Thursday 27th November

Thursday 4th December

Thursday 11th December

Thursday 18th December

(Free Parking in the Quedam from 4 pm)

(Free parking in SSDC car parks from 4pm to 6 pm with voucher from the Western Gazette)

Lantern Making Workshops

Saturday 1st November

Saturday 8th November

- Playart
- Book via Playart Facebook of ring 07817083290
- Closing date is 25th October
- Take place in the Quedam Centre
- Each session for 10 people
- Four ½ hour sessions, Workshop times are:
 - 10am – 11.30am
 - 11.30am – 1pm
 - 1.30pm – 3pm
 - 3pm – 4.30pm

Markets

Yeovil's markets will be re-launched on Friday 5th and Tuesday the 9th of December, included in the re-launch will be a number of incentives for new traders to join the market:

- £10 introductory offer for a 10x10ft pitch
- Free publicity including local radio
- Music and Entertainment is being provided
- Free public liability insurance will be available for new businesses
- Traders will be featured on our website and facebook page under 'meet your traders' section.
- There will be Free Car Parking vouchers available in the Western Gazette to park in SSDC Car Parks.
- New traders will be able to park in SSDC Car Parks for free in their first day of trading

The entertainment will continue for all of the Tuesday and Friday Markets on the run up to Christmas.

Area South staff have been out visiting Markets in Dorchester, Bridport, Frome, and Wells to promote the Yeovil Market Re launch

Yeovil Markets Friday Re-launch

Friday 5th December

Friday 12th December

Friday 19th December

Yeovil Markets Tuesday Re-

Tuesday 9th December

Tuesday 16th December

Tuesday 23rd December

Free parking in SSDC car parks from 9am – 2pm with voucher from the Western Gazette for Tuesday & Friday Markets

Sunday Christmas Markets

Sunday 23rd November

Sunday 30th November

Sunday 7th December

Sunday 14th December

Sunday 21st December

Somerset Farmers Market

Sunday 21st December

Yeovil Saturday Food Market – Every Saturday excluding 4th Saturday of each month

Vintage Market

Saturday 15th November

Vintage Market/Yeovil Christmas themed food Market Saturday 20th December

Free parking all day in SSDC car parks with voucher from the Western Gazette

Free Parking in the Quedam

All day Saturday 15th Nov (switch on Saturday)

From 4pm on Thursdays from 20 Nov to 18 Dec

Every Friday in the Quedam from 28 Nov to 26 Dec

This year the event will be held on Saturday 15th November. There is a full program of events planned including for that day at 6.30 pm. Invites to members are due to be sent shortly.

62. Reports from representatives on outside organisations (Agenda Item 6)

There were no reports from Councillors on outside organisations.

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

Members noted the Schedule of Planning Applications.

64. Planning Application 13/01791/OUT - Land East of Holywell, West Coker Road, Yeovil (Agenda Item 8)

(Having earlier declared a Personal & Prejudicial Interest Councillor Gina Seaton left the room during consideration of this item).

The Area Lead 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 informed members that Highways were in support of the proposed road layout and as part of the scheme an improved cycle provision to the site had been agreed.

The Area Lead South referred to the key considerations of Principle of Development, Landscape Impact and Highways. In conclusion he considered that the proposal did not outweigh the harm on the surrounding open countryside and therefore his recommendation was to refuse the application for the reason set out in the agenda report.

In response to questions, members were informed that:

- Leylandii trees on the east boundary of the access road were in the ownership of No 167 West Coker Road.
- Highways had agreed the proposed highway layout which would include the siting of the bus stop.
- It is not standard procedure to undertake a viability assessment prior to application; however the applicants are comfortable with the level of contributions being sought.
- No evident issues have been raised at this stage regarding foul drainage problems; however this would be detailed between the applicant and Wessex Water.
- No reason to give a differing view to that of the Conservation Manager as set out in the agenda report regarding the impact upon heritage assets within the area.

Stan Shayler, Chairman of East Coker Parish Council addressed the committee. He stated the proposal was outside of the development area, that the site was not identified in the emerging Local Plan and the necessity to protect Grade I agricultural land. He explained that the emerging East Coker Neighbourhood Plan had not identified this site for development and that housing needs for East Coker were recently identified as 11 dwellings. He referred to the 800 homes already allocated for the Keyford Site and furthermore at the Bunford Hollow development and considered another 144 homes would create excessive traffic problems within the area.

Jim New, East Council Parish Council representative and Objector who is a nearby resident also expressed his concerns. He felt the proposed development would create extra traffic problems within the area and that the proposal and design access lacked imagination. He believed Localism should dictate that resident's views should have weight in planning decisions.

Mr A Harwood also spoke in objection to the application. He reiterated the concerns regarding traffic impact and the necessity to protect Grade 1 agricultural land. He also raised his concern regarding the impact the development would have on the privacy of his own property and the impact on local schools within the area.

Andrea Caplan, the Agent then addressed the committee. She explained this application sought outline planning consent and the applicant had worked with officers to provide an acceptable proposal. She appreciated the concerns regarding the access but that this was an acceptable proposal and not contrary to policy ST5 of the South Somerset Local Plan and the National Planning Policy Framework (NPPF). She felt it was a suitable location to provide much needed housing and also financial contribution to the area. She hoped that members would support the application.

Councillor Cathy Bakewell, Ward member raised a number of concerns regarding the application which included:

- Outside development limits
- SSDC had a five year land supply

- Premature to the emerging Local Plan
- Proposal would have a significant impact on the surrounding countryside
- Unimaginative design
- Disappointed with the lack of public consultation
- Incremental loss of Grade 1 agricultural land
- Increased traffic on an already busy stretch of road and surrounding country lanes

In conclusion she felt that combined with the proposed Bunford Hollow development further development would have a significant impact on the traffic in the area. She therefore supported the officer's recommendation for refusal.

Members then discussed the application at length and comments in objection to the application were expressed reiterating the concerns already made by Ward member Councillor Cathy Bakewell and included the following:

- Contrary to policies of the South Somerset Local Plan (2006) and Emerging Local Plan and NPPF
- Loss of Grade 1 agricultural land
- Housing already allocated for the Keyford Site and furthermore at the Bunford Hollow
- Severe impact on the surrounding local country lanes
- Lack of places freely available within local schools
- Concern regarding the drainage issues of the site

During a short debate, members discussed and suggested additional reasons for refusal to include:

- Highway safety
- Loss of Grade 1 agricultural land

Following a short discussion, it was then proposed and subsequently seconded that planning permission be refused as per the officer's recommendation for the following reasons as read out by the Area Lead South:

- 01 The proposed extent and projection of the site into open countryside without a credible tie with the urban edge is considered to be at variance with the form and setting of the locality and would erode local character.
- 02 The cumulative impacts of development in the area would create highway safety implications that are considered as severe.
- 03 The scheme does not seek to use poorer quality land in preference to that of higher quality. The loss of Grade 1 agricultural land is deemed unnecessary.

This harm is not considered to be outweighed by the benefits of the proposal and as such does not represent sustainable development contrary to policy ST5 of the South Somerset Local Plan (Adopted 2006), policies SS5, YV1 and YV2 of the Emerging Local Plan and the aims and objectives of the National Planning Policy Framework.

On being put to the vote this was carried unanimously.

RESOLVED:

That application **13/01791/OUT** be refused for the following reasons:

- 01 The proposed extent and projection of the site into open countryside without a credible tie with the urban edge is considered to be at variance with the form and setting of the locality and would erode local character.
- 02 The cumulative impacts of development in the area would create highway safety implications that are considered as severe.
- 03 The scheme does not seek to use poorer quality land in preference to that of higher quality. The loss of Grade 1 agricultural land is deemed unnecessary.

This harm is not considered to be outweighed by the benefits of the proposal and as such does not represent sustainable development contrary to policy ST5 of the South Somerset Local Plan (Adopted 2006), policies SS5, YV1 and YV2 of the Emerging Local Plan and the aims and objectives of the National Planning Policy Framework.

(Voting: unanimous)

65. Planning Application - 14/03904/OUT - 24 Ashford Grove, Yeovil (Agenda Item 9)

The Planning Officer presented the application as detailed in the agenda and with the aid of power point presentation showed the site and proposed plans. He updated members on the further comments received from Yeovil Without Parish Council which included:

- Proposal for a site adjacent to the new development of four flats on the old water tower site represented overdevelopment, in area in which the existing housing is already fairly closely spaced.
- Noted that there appeared to be average of two cars per household in Ashford Grove with other cars parked in the street
- This development of two more dwelling squeezed into a small garden can only serve to worsen the problems of congestion and difficult access in Ashford Grove

He also referred to comments made by the agent in support of the application. This included:

- Traffic generation/parking – this can be accommodated on site and the cul-de-sac has capacity to accommodate the additional traffic.
- The access would be improved with passing places.
- Amenity would be protected through the retained trees and no windows are proposed on the southern wall of plot 2.
- Need does not have to be demonstrated and there is a requirement to provide additional dwellings in sustainable locations.

He referred to the key considerations regarding the impact upon residential amenity and the access and parking provision, however he considered that this would not adversely affect residential amenity or highway safety and therefore his proposal was to approve the application subject to the conditions as set out in the agenda report.

Douglas Mason a local resident addressed the committee and spoke in objection to the application. He felt that problems will increase with the 4 new flats already built and the addition of 2 further houses will make things worse. He added it would increase the traffic problem in and around the area in what is already a dangerous area particularly during school drop off and collection times.

Gordon Warren, the applicant felt that the proposed passing bays would allow two way movement to and from the site and that it was within a sustainable location and sufficient parking provision for the site.

Councillor Andy Kendall, Ward member voiced his concerns regarding the parking difficulties for existing residents and felt the increase with a further two dwellings would only exasperate these problems. He believed it could set a precedent for further development in the area and create potential access problems for emergency vehicles and other large vehicles due to the cramped form of the site.

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

- Previous planning application for 5 flats had already been refused and reduced to 4, due to concerns regarding impact to local residents
- Parking and traffic issues already a problem for existing residents in the area
- Frustrating that the Highway Authority refer to their standing advice, however members can consider this scheme on its own merits
- Concern regarding the narrow access road which could cause problems for larger vehicles and cause further parking congestion
- Already parking problems within the area for residents of Ashford Grove due to the nearby local primary school
- A further 2 dwellings is considered overdevelopment for this site
- Could set a precedent for further development in the area

In response to members' comments, the Development Control Manager advised that the Highways Authority had delegated decision making to the District Council which introduced standard guidance advice for up to two dwellings.

During a short debate, members, led by the Development Control Manager discussed and suggested two reasons for refusal:

- Restricted back land area/ cramped form of development
- Adverse impact upon highway safety and amenity of existing residents

It was then proposed and subsequently seconded that planning permission be refused, contrary to the officer's recommendation for the following reasons as read out by the Development Control Manager.

'The addition of 2 extra dwellings in this restricted back land area will be out of character with the existing pattern of housing and will represent an unacceptably contrived and cramped form of development. Furthermore, the generation of additional vehicle movements along this already very constrained and congested cul-de-sac will have an adverse impact upon highway safety and the amenity of existing residents. The proposal is therefore contrary to ST5 and ST6 of the South Somerset Local Plan (Adopted 2006) and the aims and objectives of the NPPF.'

On being put to the vote this was carried unanimously.

RESOLVED:

That application **14/03904/OUT** be refused for the following reasons:

The addition of 2 extra dwellings in this restricted back land area will be out of character with the existing pattern of housing and will represent an unacceptably contrived and cramped form of development. Furthermore, the generation of additional vehicle movements along this already very constrained and congested cul-de-sac will have an adverse impact upon highway safety and the amenity of existing residents.

The proposal is therefore contrary to ST5 and ST6 of the South Somerset Local Plan (Adopted 2006) and the aims and objectives of the NPPF.

(Voting: unanimous)

66. Planning Application 14/03437/FUL - Land Adjacent 2 Monmouth Road, Yeovil (Agenda Item 10)

The Area Lead South presented the application as detailed in the agenda and with the aid of power point presentation showed the site and proposed plans. He advised members that there were no further updates to the report and referred to the key considerations being impact upon residential amenity, visual amenity and highway safety. His recommendation was to approve the application as for the reason set out in his agenda report.

In response to questions, members were informed that:

- The adjacent track which led to the nearby allotments did not serve the application site
- The proposed site was wholly within the ownership of the applicant

Councillor Tony Lock, Ward member voiced his concern regarding the overdevelopment of the site. He also believed there would be a loss of amenity for nearby residents and therefore would not support the application.

Councillor Tony Fife, Ward member also felt it would be an overdevelopment of what he considered to already be a crowded site and would not support the application.

Councillor David Recardo, Ward member reiterated the comments already made by the other Ward members and felt this would shoehorn too much into a small space.

During a short discussion, members voiced their concerns regarding the overdevelopment of the site and felt it was of poor design and a cramped form of development. They discussed and suggested reasons for refusal to include overdevelopment and poor design.

It was then proposed and subsequently seconded that planning permission be refused, contrary to the officer's recommendation for the following reason as read out by the Area Lead South:

'The proposal represents poor design and a cramped form of development within this backland site, which does not respect the form, character or setting of the locality and impacts unduly on residential amenity. As such, it is contrary to policy ST5 and ST6 of the South Somerset Local Plan (Adopted 2006) and the aims and objectives of the NPPF'.

On being put to the vote this was carried unanimously.

RESOLVED:

That application **14/03437/FUL** be refused for the following reasons:

The proposal represents poor design and a cramped form of development within this backland site, which does not respect the form, character or setting of the locality and impacts unduly on residential amenity. As such, it is contrary to policy ST5 and ST6 of the South Somerset Local Plan (Adopted 2006) and the aims and objectives of the NPPF.

(voting: unanimous)

67. Presentation by South Somerset Association for Voluntary and Community Action (SSVCA) (Agenda Item 11)

This item was deferred for a future Area South Committee due to the officer unable to attend the meeting.

68. Local Housing Needs in Area South (Agenda Item 12)

The Housing and Welfare Manager presented the report as detailed in the agenda and with the aid of slides highlighted to members:

- Banding criteria used for 'Homefinder'.
- Decrease of numbers of applicants on the Housing Register.
- Snapshot of the Housing Need in the Parishes of Area South.
- Number of households and their bedroom requirements by band.

In response to comments and queries from members, the Housing and Welfare Manager reported that:

- Ex Armed Forces Service Personnel given two additional years on the Homefinder register with their preferences.
- Housing register is only one of the ways to assess housing needs.

Members acknowledged the success on the significant reduction on the number of persons on the Housing register and congratulated the Housing and Welfare Manager and her team for their excellent work.

NOTED

69. Heart of Wessex Leader Programme for Rural Economic Development (Agenda Item 13)

Sarah Dyke-Bracher, Programme Manager for Heart of Wessex Local Action Group addressed the committee and with the aid of slides gave a presentation on the Heart of Wessex Leader Programme for Rural Economic Development. A copy of the powerpoint presentation is attached as an appendix to these minutes.

70. Community Offices Update (Agenda Item 14)

Members noted the Community Offices Update report.

71. A30 Yeovil Eastern Corridor Improvements Update (Agenda Item 15)

Richard Needs from Somerset County Council attended the meeting and updated and answered questions from members on the proposals for the A30 Yeovil Eastern Corridor.

With the aid of plans he outlined to members the traffic flow changes planned for the improvement and safety for the Horsey (Police Station) Roundabout, Hospital Roundabout and Fiveways Roundabout.

During discussion several comments were made regarding the three roundabout proposals, these including the following:

Horsey (Police Roundabout)

- Appreciated the need for the relocation of a two way pedestrian crossing at Hendford Hill with the aim to ensure traffic is not stopped both ways. However must ensure safe breaking distance to exit from crossing and ensure this does not create a bottle neck from traffic coming from Brunswick Street.
- Raised concern regarding the removal of the adjacent mini-roundabout and a prohibited right-turn into Hendford from Brunswick Street. This could make current traffic levels worse creating a bottle neck as feeding more cars onto the Horsey Roundabout.
- Appreciated the need for improvement for both pedestrian and cyclist in the area.
- Raised concern regarding the blocking of the access track to the Country Park, however understood this would still be accessible for pedestrians.
- Closure of the access track could have an impact on the delivery lorries etc. which serve the Railway Inn Public House.

Voting: 7 in favour, 0 against, 4 abstention

Hospital Roundabout

Voitng: 8 in favour, 0 against, 3 abstention

Fiveways Roundabout

- Appreciated the proposed guiderails to be located at the bottom of Mudford Road in order to prevent pedestrian crossing at this point.

Voting:6 in favour, 0 against, 3 abstention

A discussion took place by members as to whether it was appropriate that a vote be taken to give an indication of the overall opinion of the committee regarding the proposals made. In conclusion the majority of members decided that a vote be taken and on being put to a vote an indication was given for each scheme, however some members wished to abstain.

72. Area South Committee Forward Plan (Agenda Item 16)

No requests were made by members.

73. Appeals (For Information) (Agenda Item 17)

Members noted the planning appeals.

.....

Chairman

.....

Date