

South Somerset District Council

Draft Minutes of a meeting of the **Area South Committee** held at the **Council Chamber Council Offices Brympton Way on Wednesday 3 June 2015.**

(2.00 - 5.00 pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

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|----------------|----------------|
| Cathy Bakewell | Tony Lock |
| John Clark | Sam McAllister |
| Gye Dibben | Wes Read |
| John Field | David Recardo |
| Nigel Gage | Gina Seaton |
| Kaysar Hussain | Peter Seib |
| Andy Kendall | Alan Smith |
| Sarah Lindsay | Rob Stickland |
| Mike Lock | |

Officers:

| | |
|----------------|------------------------------------|
| Jo Boucher | Democratic Services Officer |
| Kim Close | Area Development Manager (South) |
| David Norris | Development Manager |
| Simon Fox | Area Lead (South) |
| Angela Watson | Legal Services Manager |
| Lynda Pincombe | Community Health & Leisure Manager |

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

4. Minutes of previous meeting (Agenda Item 1)

The minutes of the Area South meeting held on 1st April 2015 copies of which had been circulated, were agreed as a correct record and signed by the Chairman.

5. Apologies for absence (Agenda Item 2)

There were no Apologies for Absence.

6. Declarations of Interest (Agenda Item 3)

Councillor Gina Seaton as a member of West Coker Parish Council clarified to the committee that she would keep an open mind when considering application 14/05063/FUL, Moor End Nursery, Hardington Mandeville.

7. Public question time (Agenda Item 4)

There were no questions from members of the public.

8. Chairman's announcements (Agenda Item 5)

The Chairman provided the following update to members:

Proposal to change the timing of the Area South Committee

I instruct the Area Development Manager to prepare a report for the September Area South Committee meeting to clarify members preferences, to compare potential timing options and to identify any cost or limitations associated with each so that the most appropriate timing can be recommended.

Yeovil Vision

The next Yeovil Vision meeting will be held on the 11th June when the board will discuss a number of issues. We will be seeking feedback from SCC on a number of issues affecting the town including:

- Progress on the Eastern and Western Corridor
- Update on the progress of the installation of CCTV cameras
- A progress report on the Lufton and Wyndham Park

Babylon Hill Planning Application

A robust response has been sent to West Dorset District Council regarding a planning application for a development at the Peel Centre Babylon Hill. The proposal is for a single new retail unit within the confines of the existing retail park and comprises a 24,777 sq. f) gross external floor space. For context, the proposed unit is almost the same size as B&M Bargains which trades at Lysander Road and would effectively increase the retail park by a fifth.

The key points raised were the impact on the town centre, the existing traffic congestion in that area. The application is pending and we await the outcome.

Support for Retailer in Yeovil

A priority for this year will be to introduce a package of support for new and existing retailers within the town centre.

The Quedam

We continue to work with representatives of Benson Elliott the new owners of the Quedam to discuss ways in which SSSDC could support them in the development of the Yeovil Town Centre. I am hopeful it will lead to significant developments in the future.

Yeovil Markets

The Area South Development Team are working in partnership with Yeovil Town Council, the Yeovil Town Team and SSSDC's Horticultural Services on this years 'Super Saturday' event on Sat September 26th.

Building on last year's success we are hoping that this year will be even better, we will be having a Flower and Gardeners Market and associated prize giving for Yeovil in Bloom, a Vintage Market, food stalls, busk fest (lots of local musicians playing throughout the day) as well as lots of family friendly entertainment and activities.

The popular Yeovil Vintage market will be running this Saturday please try to come along if you can. It runs monthly on the first Saturday of each month until September.

Yeovil One Team

We are pleased to announce that subject to final approval the Yeovil One Team has received a grant of £50k from the Police and Crime Commissioner.

CCTV for subway

A site meeting is currently being arranged for representatives of SSDC and SCC to finalise the plans for the installation of these cameras.

Westland's Sports and Leisure complex

We appreciate that this is a difficult and uncertain time following the announcement made by AW.

The Council is very aware of the importance and value of the facilities at WLC, and the challenge both the decision and timeframe outlined for closure presents to user groups.

Given this we are meeting with representatives from AW this Friday (in conjunction with Yeovil Town Council) in order to determine if AW is prepared to consider the facility being operated in different way.

I would therefore ask you to bear with us until we understand the position of AW and range of possibilities that may be available. Once the possibilities are understood the Council will assess the options and assist and advise facility users accordingly.”

Heart of Wessex - Local Action Group

Members will remember that this group is funded via the Common Agricultural policy and has 1.7 million pounds to provide grants for rural diversification enterprises and community initiatives. The funding package has now been announced and they are holding an event to launch the program at Cheese and Grain, Market Yard, Frome on Wednesday 17th June 6 pm to 8- pm. This event will be of particular interest to members representing rural wards.

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

There were no reports from Councillors on outside organisations.

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

Members noted the Schedule of Planning Applications.

11. Planning Application - 14/05063/FUL - Moor End Nursery Moor Lane Hardington Moor (Agenda Item 8)

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 also updated members on the following:

- Site meeting referred to in his report should read the 13th May 2015.
- Clause a) i) to be amended to read 2 x 3 bed (shared ownership)
- Insertion of clause vi) regarding adoption of Open Space Section 106 Agreement
- Condition 2 to be amended in line with updated report and plans

- Condition 6 to be amended should members be satisfied with land/surface water drainage scheme
- Condition 11 to be amended to include the wording 'notwithstanding the submitted plans', in order to allow a review of tree and hedge removal/planting once the existing structures are removed and the boundaries can be properly accessed.

He informed members that the application had been deferred from the April committee for a members site visit to take place in order to assess the drainage and issues of the proposed affordable housing. He also informed members of two further letters received from local residents regarding comments on drainage issues, affordable housing, density of housing and appropriate road surface materials.

The Area Lead South also updated members on further comments received from Hardington Parish Council regarding the Affordable Housing Tenure Options. He referred to the three Proposals A, B and C as shown on the power point presentation and in the agenda report and explained that the applicant had put forward two additional options (A&B) in addition to the original proposal (C).

The Area Lead South considered that Proposal C to include 3 social rent and 2 shared ownership was the preferred option also supported by the SSDC Strategic Housing Team. Proposal A which included 5 low cost homeownership (Discounted market Housing) was the proposal supported by Hardington Parish Council.

He also referred to the key considerations including whether the proposal would accord with the adopted Local Plans approach to rural settlements – Policy SS2; Highway implications; Drainage; Setting of Heritage Assets; Tenure of Affordable Housing; Landscape Impact.

In conclusion he considered all outstanding issues could be adequately controlled by planning conditions and a planning obligation and therefore his proposal was to approve the application subject to the conditions as set out in the agenda report.

In response to questions, members were informed that:

- the proposed drainage scheme to serve the development including the process of diverting and collection of surface water had been submitted. It is understood that further arrangements would be required from two adjoining land owners in order for these works to be implemented.
- Confirmed the agreed onsite water drainage scheme including the attenuation tanks would be maintained by a management company.
- Other land drainage issues would be the responsibility of the respective land owners, for example the adjoining ditch is the responsibility of the neighbouring farmer.
- Appreciate the comments and recommendations of Hardington Parish Council however satisfied any harm is outweighed by the benefits of the scheme and considered the proposal acceptable with the scale and character of the local area.

Andrew Webb, Hardington Parish Council Representative then addressed the committee. He felt that this current proposal was too large and high a density and considered the previous indicated number of 10 dwellings was sufficient for the area. He said Moor Lane was now assigned as a Bridleway which was used to access the playing

fields and that the increase in traffic would pose a significant danger to children, pedestrians and horse riders. He was disappointed that a viability assessment had not been made available by the developer.

Alan Ivory a local resident spoke in objection to the application. He said the intention was to deliver low cost housing and bungalows to provide the most suitable housing for the area and voiced his support of the Parish Council's affordable housing tenure option of 5 low cost homes. He expressed concern regarding the water drainage system indicating roof water would still gather quantities of silt, moss and leaves from the roof tops.

Anne Lunt a local resident also spoke in objection to the application. She appreciated the member's site visit which recently took place and referred to Policy SS2 of the SSDC Local Plan stating that local development should have support from the local community. She said this proposal would have a 43% increase in housing development in the area and that Moor Lane itself was a single track road where the increase in traffic could be a danger to children and pedestrians using the lane.

Clive Seaton also spoke in objection to the application. He said the lanes around the village were very narrow and was concerned that an increase in traffic would pose a safety risk. He likened the proposal to a 'housing estate' which was not appropriate within village.

Dan Trundle, the Agent also addressed the committee. He explained the site had previously been used as an agricultural commercial business which had been vacant since 2012. He said the site was currently an eyesore and unsafe and that they had actively sought to consider residents views regarding the proposal and resolve the drainage and affordable housing issues. He felt the net gain of 13 houses was only 3 extra from that of the Parish Councils proposal of 10. There had been no landscape visual impact objection and the proposed affordable housing tenure option was supported by SSDC Strategic Housing. He concluded that this proposal would deliver new suitable housing for the village.

In response to comments made, the Area Lead South explained the challenge when trying to assess and focus on the benefits for the local area. He appreciated the issues raised however ultimately guided by Policy he considered the proposal submitted to be acceptable.

The Development Manager also clarified to members Policy SS2 of the SSDC Local Plan which provides local communities the opportunity to support development within the local community and less sustainable areas.

Councillor Cathy Bakewell, Ward member appreciated the need for affordable housing, however valued the Parish Councils' comments and therefore would look to support Proposal A for 5 low cost homeownership. She understood the need to regenerate the village which currently included a good local shop, 2 public houses and excellent recreational facilities. She felt the site was currently an eyesore and although supported the redevelopment of the site was unhappy with the density of houses on the site and raised concern regarding the access road.

Councillor Gina Seaton, Ward member agreed with the comments already made by the Parish Council. She felt that 14 dwellings greatly exceeded the original 8/10 houses that was first indicated. She said the position of the 5 bed house at the higher rear level of

the site would have an adverse impact of the landscape and the overall development would be detrimental to the surrounding countryside and views. She indicated the desire to look after both the young and old people and felt the proposed development did not meet the local need. She concluded that there was no street lighting in Moor Lane and therefore further traffic could be dangerous to local walkers, cyclist and horse riders and therefore she would not support the application.

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

- Considered that the application did not meet with Policy SS2 of the SSDC Local Plan with clear indication the application was not supported by the local community.
- Community Led Plans specify smaller starter homes and bungalows considered to be of greater benefit to the local area.
- Development could change nature of the village.
- Considered 14 dwellings too many, indicating a 20% growth for the area used for one development.
- Moor Lane itself was a single track road where the increase in traffic could be a danger to children and other users of the lane.
- Considered the access from Moor Lane to be inadequate for the increase in traffic flow.
- Appreciate this is a marginal judgment as the application does not need to meet all the requirements of Policy SS2 of the Local Plan.
- Government looking to help with the new 'Right to Buy' scheme
- Appreciated that all issues could be overcome or adequately controlled by condition and therefore consideration of the application was difficult.

In response to members, the Corporate Strategic Housing Manager explained that existing Housing Association tenants have the 'right to acquire' but curtailed in rural areas at this present time and confirmed therefore that this development would currently be exempt. However, he also stated that nobody yet knows the full details of the Government's proposal to extend the 'Right to Buy' to Housing Association tenants'.

The Development Manager also told members that the Local Plan Strategy firstly offers development in larger settlements but if there is overriding evidence and local need this is equally acceptable.

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

- Fails to comply with Policy SS2 of the SSDC Local Plan
- Fails to meet with the scale and character of the settlement and Community Led Plans
- Does not have the support of the local community

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 Area South Lead:

'The scheme does not meet an identified housing need; it is not commensurate with the scale and character of the settlement and does not have the support of the local community. As such the proposal is contrary to Policy SS2 of the South Somerset Local Plan (March 2015)'.

On being put to the vote this was carried by 14 votes in favour and 4 against.

RESOLVED:

That application **14/05063/FUL** be refused for the following reason:

The scheme does not meet an identified housing need; it is not commensurate with the scale and character of the settlement and does not have the support of the local community. As such the proposal is contrary to Policy SS2 of the South Somerset Local Plan (March 2015).

(voting: 14 in favour, 4 against, 0 abstentions)

12. Community Health & Leisure Service Update Report (Agenda Item 9)

The Community Health & Leisure Manager presented the report as set out in the agenda and with the aid of a powerpoint presentation she highlighted to members the following:

- Staffing structure within the Community Health & Leisure Service
- Healthy Lifestyles development including the success of the flexicise scheme, weight loss challenge and sport 50.
- Health Walks Leader Training with participation up 39%
- Healthy lifestyles - £194K secured from Sport England for next three years
- Sports Development - including the success of the Hockey programme with junior membership increase of 23% and part funding of swim coach for Yeovil
- Young People – Gold Star Awards
- Play Days and National Play Day at Ninesprings on 5th August 2015 10.00am – 3.00pm
- Securing planning gain – New Westfield Artificial Grass Pitch – S106 contribution: £84,000 (plus £50,000 of SSDC capital funding) Total project cost: £290,000

In response to a member comment regarding the future of the Westland Leisure Complex, the statement as previously read by the Chairman was repeated. The Chairman confirmed that no other information was known until further discussions had taken place.

The Community Health & Leisure Manager agreed to provide further information via email to Councillor Andy Kendall regarding a breakdown of the costs of inactivity.

The Chairman and members of the Committee thanked the Community Health & Leisure Manager for an excellent report and congratulated her on the outstanding work of her team.

- RESOLVED:**
- (1) Area South Committee noted the content
 - (2) That members contact the Community Health & Leisure Manager, if they would like to discuss the current service delivery programme or recommend future priorities.
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13. Appointment of Working Groups & Outside Bodies Annual Report (Agenda Item 10)

The Committee agreed the appointment of members to serve on the various working groups, panels and outside bodies for 2015/16.

- RESOLVED:**
1. that members be appointed to serve on those groups and panels for the municipal year 2015/16 as follows:
 2. that appointments be made to outside bodies as follows:

Area South Panels and Working Groups Representation 2015/2016

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|--|---|
| Area South Community Forum | Tony Lock Peter Gubbins |
| Yeovil Town Centre Enhancement Group | Mike Lock John Clark Tony Lock David Recardo Wes Read Gina Seaton Sarah Lindsay Andy Kendall |
| Yeovil Youth Service Review Group | Cathy Bakewell Rob Stickland |
| Middle Street and Sherborne Road Enhancement | Mike Lock Tony Lock David Recardo Peter Gubbins Andy Kendall |
| Yeovil Market Improvement Group | Peter Gubbins Cathy Bakewell Gina Seaton Mike Lock Nigel Gage |
| Birchfield Group | Yeovil East and Yeovil Without Ward Members |

Outside Bodies Representation 2015/2016

| | |
|----------------------------------|---|
| Access For All | Vacant |
| Abbey Community Association | Alan Smith |
| Birchfield Community Association | No appointment made in line with Policy |
| John Nowes Exhibition Foundation | Peter Seib |
| South Somerset MIND | Vacant |

| | |
|---|--|
| William Ruddock Almshouse Trust | No appointment made in line with Policy |
| Wyndham Trust (Yeovil) | Peter Seib |
| Yeovil Crematorium and Cemetery Joint Committee | Nigel Gage Graham Oakes Gye Dibben |
| Yeovil in Bloom Gardeners Market Steering Group | Tony Lock |
| Yeovil One | Tony Lock |
| Yeovil Sports Club Board of Management | Gye Dibben |
| Yeovil Town Team | Peter Gubbins |
| Preston School Strategic Management Group | David Recardo Wes Read |

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

Cathy Bakewell selected as Heart of Wessex Local Action Group Member Champion to liaise with the appropriate Area East member representative.

(Resolution passed without dissent)

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

14. Scheme Of Delegation Annual Report (Agenda Item 11)

RESOLVED: that, in line with the Development Control Revised Scheme of Delegation, Councillors Peter Seib as first substitute and Tony Lock 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.

15. Forward Plan (Agenda Item 12)

Councillor John Clark requested a report be brought to committee on the Westfield Our Place Project in July.

Following on from the Chairman's Announcements Councillor Peter Seib requested the report for the Area South Committee Times review be brought to the September 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)

16. Appeals (For Information Only) (Agenda Item 13)

Members noted the Planning Appeals.

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Chairman

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Date