

South Somerset District Council

Minutes of a meeting of the **Area South Committee** held at the **Council Chamber Council Offices Brympton Way on Wednesday 1 February 2017.**

(2.00 - 4.45 pm)

Present:

Members: Councillor Peter Gubbins (Chairman)

Cathy Bakewell	Graham Oakes
John Clark	Wes Read
John Field	David Recardo
Nigel Gage	Gina Seaton
Andy Kendall	Peter Seib
Sarah Lindsay	Alan Smith
Tony Lock	Rob Stickland

Also present:

Ric Pallister (until 3pm)

Officers:

Jo Boucher	Democratic Services Officer
Simon Fox	Area Lead (South)
Helen Rutter	Assistant Director (Communities)
Natalie Fortt	Neighbourhood Development Officer
Nigel Collins	Transport Strategy Officer
Catherine Hansford	Welfare Advice Team Leader
Angela Watson	Legal Services Manager

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

116. Minutes of previous meeting (Agenda Item 1)

Councillor Nigel Gage requested an amendment be made to minute 109 – SCC Lyde Road/Sherborne Road Improvement Scheme to include assertions made by Linda Whitsun-Jones a member of the public. He believed they had been omitted from the minutes and provides a fair and accurate view of her comments made at the time.

The Chairman reminded the Committee that the minutes are not a verbatim record of what was said. Following a short discussion, the Chairman asked that members vote on whether the minutes be amended as read out by Cllr Nigel Gage, this failed by 4 votes in favour and 10 against. The Chairman then asked whether members were happy to accept the minutes of the Area South Committee held on 4th January 2017 copies of which had been circulated, these were agreed as a correct record and signed by the Chairman.

117. Apologies for absence (Agenda Item 2)

Apologies for Absence were received from Councillors Kaysar Hussain and Mike Lock.

118. Declarations of Interest (Agenda Item 3)

There were no Declarations of Interest.

119. Public question time (Agenda Item 4)

There were no questions from members of the public.

120. Chairman's announcements (Agenda Item 5)

The Chairman informed members of the following:

- Reminder that the site visit to the Westlands Leisure complex is scheduled for Tuesday 21st February , 2-3pm or 3-4pm. Please tell Jo if you wish to attend.
 - A short briefing is to take place at the close of the meeting presented by Nigel Collins on the project to create the Lyde Road Pedestrian and Cycleway.
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121. Reports from representatives on outside organisations (Agenda Item 6)

Councillor John Clark on behalf of the Westfield Community Association informed members of the 'live' Twitter and Facebook feed taking place this Saturday 4th February 2107 with a question and answer session on the topic of Energy Advice. He also informed members that there had been no further response yet on the Community Hall but on Saturday 3rd June 2017 a display will be taking place within the hall of possible future designs of the new community hall. He concluded that positive discussions had also taken place with the land owner next to the Co-op for the possibility of parking for the community hall.

122. SSDC Welfare Advice Work in South Somerset (Agenda Item 7)

The Welfare Advice Team Leader presented the report as set out in the agenda and with the aid of a powerpoint presentation proceeded to give members an overview of the work of the Welfare Advice Work in South Somerset including:

- Breakdown of annual increase in South Somerset, noting that the total figure secured for clients in Welfare Benefit payments is over 15 times more than the actual cost of the service
- Mandatory Reconsiderations and Tribunal Statistics for 2015 – 2016, helping clients dispute over 90 decisions.
- 5 saved tenancies equating to a saving of £13,150.
- 9 maintained Tenancies

- Where we are now' - ongoing changes in Social Welfare including the 2012 Welfare Reform Act and the roll out of the Universal credit (UC) throughout SSDC from April 2017.

During the ensuing discussion, the Welfare Advice Team Leader noted the comments of members and responded to questions on points of detail including:

- Appreciated the concerns regarding the UC benefit payments and the impact and difficulties the move from weekly to monthly payments could have on vulnerable people.
- Early intervention is the key to saving and maintaining tenancies and expense further down the line. Each case brings its differing issues and the team work with other agencies including the Citizens Advice centre, Yarlinton Housing Group and many more.
- Food parcels can be provided should they be required to help bridge the financial hardship but appreciate there is not always an easy solution.
- Yarlinton Housing Group also sympathetic to their client's situation where UC is already in force. They have team dedicated to help their clients with any problems caused by the roll out of UC.
- Clarified that clients already claiming Housing Benefit will continue until such time that the client has a relevant change in circumstances causing benefit to end. This would then require the switch to claim Universal Credit.
- Migration due to reduction of benefits, e.g. the benefit cap, is more extreme in London where mass migration is more prevalent due to high cost of housing however, where occurring on a local level this can impact disparities of wealth in rural areas.
- Passported benefits, e.g. free school meals, have been confirmed to continue under Universal Credit.

The Chairman thanked the Welfare Benefits Team Leader and the excellent work of her team.

NOTED

123. Yeovil Vision and Area South Regeneration Board Update (Agenda Item 8)

The Area South Development Lead presented the report as set out in the agenda and updated members on 'The Hive' workspace hub being trialled at the Yeovil Innovation Centre. A new website is now up and running. www.thehiveyeovil.co.uk. Members are welcome to pop into the Innovation Centre at any time to be shown around.

The Assistant Director, Communities explained the 'Yeovil Refresh' and the work now being carried out. She explained to members this was a key project with the work being done in a concise and rapid form. An opportunity for members to make comment on emerging proposals will be notified. When the final report is published in the summer the Committee will have an opportunity to consider the recommended next steps.

During a short discussion members spoke of the successful and worthwhile stakeholder engagement meeting that took place on 30th Jan. They also believed the marketing group could be more pro-active in attracting businesses by various marketing methods including the possibility of video promotion.

The Chairman confirmed that he was also now Portfolio Holder for Yeovil Town Centre Regeneration and with the help and support needed would ensure the message was given that 'Yeovil is open to business' as usual. In response to a member request he believed that members were able to attend the Area South Regeneration Board by invitation only but would make enquiries whether a member could attend at their own request.

The Chairman thanked the Area South Development Lead for her excellent report.

NOTED

124. Changes to Yeovil Bus Services (Agenda Item 9)

The Chairman explained this report was purely to notify members of the proposed bus service changes and consider whether they wish to make representation on this issue.

During discussion members made several comments including the following:

- Following recent headlines regarding disabled access are all reduced service buses still fully accessible to the disabled.
- Ensure these services are continually reviewed bearing in mind future developments and the enhancement of existing road networks in the area.
- Ensure that people who are no longer on a direct route are aware of other provisions to support which may help alleviate the current situation, for example the promotion of the SSVCA Community Transport.
- Appreciate that unfortunately these changes are happening all over Somerset, but with the collective help of Parish Councils this could alleviate some of these issues in the rural areas, even if only for the short term.

In response to members' comments, the Transport Strategy Officer confirmed that:

- All single decked buses are fully disability compliant and that by 2020 all buses will be disability compliant. However there is usually only one space provided for wheelchairs and the driver can only request for people to move, they have no power to enforce this.
- Discussions have taken place with the operators of commercial local bus services to ensure that we are pro-active in helping to serve future developments and the enhanced road network.
- The bus operator has made these changes now to ensure continued viability of the routes.

Following a short discussion, members agreed that the Assistant Director, Communities in agreement with the Chairman prepare a letter making representation on the comments made.

RESOLVED:

That members note the notified changes and make representation on this issue.

125. Area South Committee Forward Plan (Agenda Item 10)

The Assistant Director, Communities informed members that the Section 106 update report on the Strategic Key Sites would be brought to the April committee and the Area South Development Plan 2017/2018 be brought forward to the May committee.

She noted members request for further updates under agenda Item 8 regarding the 'Yeovil Refresh' and hoped that a final report could be brought to the June or July committee. She would confirm this with members as soon as possible.

Councillor David Recardo asked whether it was possible for the Dorcas House Statement of Accounts item to be renamed for future reference, as Dorcas House has now been disposed of and it might be confusing for new councillors. The Assistant Director, Communities noted this request and would investigate further the possibility of this request.

- 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)

126. Schedule of Planning Applications to be Determined by Committee (Agenda Item 11)

Members noted the Schedule of Planning Applications.

127. Planning Application 16/04661/FUL - 3 Newton Road, Yeovil BA20 1NF (Agenda Item 12)

The Area Lead South presented the application as detailed in the agenda and with the aid of a power point gave a presentation showing the site and proposed plans.

He updated members that:

- The recommendation as set out in the agenda report should be amended to read 'Grant permission for application 16/04661/FUL subject to the receipt of an acceptably signed unilateral undertaking pursuant to the required planning obligations'.
- The applicant has requested that Condition 9 be amended to add one hour at the beginning and end of the proposed weekday construction hours and invited members to consider this request.

He also read out a letter received from Yeovil District Hospital supporting the application explaining how the scheme helps the hospital provide much needed accommodation for its nursing and medical staff.

He also explained to members:

- The comparison of parking provision both already consented and proposed. He clarified the parking strategy and explained that local circumstances can justify the deviation of levels if situated in a sustainable location.
- That the applicant had submitted a draft unilateral undertaking with funding obligations toward off-site affordable housing, sport, art and leisure and contribution toward public realm improvements within the area.

The Area South Lead believed the proposal would provide much needed housing and help regenerate the area. He considered the proposed parking provision to be acceptable and in accordance with the parking Strategy and the proposed planning obligations would help fund local projects and contribute toward the much need public realm improvements for this part of Yeovil

He concluded that on this basis and with the amendment to his recommendation as previously read out and with members to consider the applicants wish to amend condition 9 was to approve for reasons as set out in the agenda report.

In response to members' questions, the Area South Lead clarified:

- The proposed management arrangements and parking provision for the site and availability of any off-site parking and incentive for other forms of sustainable transport.
- Satisfied with the conditions imposed to safeguard the potential land contamination of the site.
- Confirmed planning permission was granted in 2006 for 83 flats on this site but was not implemented.

Mike Bellamy, Highway consultant spoke in support of the application. He referred to the parking provision which is considered acceptable and in line with policy guidance and also referred to the success of the recently renovated neighbouring Western Gazette building. He believed it was in a highly sustainable location close to many local facilities and confirmed that SCC highways were happy with the scheme and hoped members would support the application.

Mark Thomas, the applicant also addressed the committee. He referred to the success of the redevelopment of the Western Gazette building and stated his intention to build this scheme as soon as possible. He referred to the much needed public realm improvements for the area and in response to a members question explained the procedure for postal deliveries within the flats, the rental process of car spaces for tenants and clarified the use of broadband/sky digital would be available.

Councillor David Recardo, Ward member believed the scheme would enhance the immediate area, contribute to other local projects and with improvements to the public realm contribute to the overall regeneration of this area of town. He considered this an improvement to the previous application that carries many benefits for the town and would therefore support this application. He wished the amendment to condition 9 be extended only to the proposed construction hours at the end of the day as felt consideration should be given to the nearby residents.

Councillor Tony Lock, Ward member also voiced his support for the application. He believed the development of this brownfield site, which would only become more derelict in time, was an excellent scheme. He understood the parking provision was compliant with the parking strategy and would therefore support this application. He voiced his

approval to the suggested amendment to add one hour at the beginning and end of the proposed weekday construction hours.

Councillor Rob Stickland, Ward member reiterated the previous comments made also believing this scheme would deliver huge benefits for the town. He felt the recently completed redevelopment of the adjacent old Western Gazette building was an excellent scheme and would therefore support this application.

During member's discussion, several comments were made including the following:

- Considered it to be an excellent scheme with huge benefits to the town.
- The provision of much needed housing.
- Improvements to the public realm will contribute to the regeneration of this part of town.
- In an excellent location with many local facilities nearby
- Concerns raised regarding the levels of car parking spaces provided, although not ideal believe are acceptable in this case.
- Excellent well designed scheme which could kick start the regeneration for this part of town.

Following a short discussion, it was proposed and subsequently seconded that Condition 9 as set out in the agenda report be amended to add one hour at the end of the proposed weekday construction hours. On being put to the vote this was carried by 13 votes in favour and 2 against.

It was then proposed and subsequently seconded to approve the application as per the officer's recommendation with the amendment to the recommendation as read out by the Area Lead South and the agreed amendment to condition 9. On being put to the vote this was carried unanimously.

RESOLVED:

That application 16/04661/FUI be approved subject to the receipt of an acceptably signed unilateral undertaking pursuant to the required planning obligations.

The proposal by reason of its design, layout and location represents an appropriate development which is carefully designed to respect the character of the area and causes no demonstrable harm to residential amenity. The proposal includes the retention of a characterful building and seeks to enhance the public realm in accordance with the aims and objectives of the National Planning Policy Framework; the SCC Parking Strategy and policies SD1, SS1, SS4, SS5, SS6, SS7, YV1, EP3, HG2, HG3, HG5, TA1, TA3, TA4, TA5, TA6, HW1, EQ1, EQ2, EQ3, EQ4, EQ5 and EQ7 of the South Somerset Local Plan (adopted March 2015).

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 and documents:
- a) Location Plan, Drawing No. 2300-PL-01 RevA
 - b) Site Plan, Drawing No. 2300-PL-02 RevA
 - c) Proposed Level 0, Drawing No. 2300-PL-03
 - d) Proposed Level 1, Drawing No. 2300-PL-04 RevB
 - e) Proposed Level 2, Drawing No. 2300-PL-05 RevA
 - f) Proposed Level 2.5, Drawing No. 2300-PL-06
 - g) Proposed Level 3, Drawing No. 2300-PL-07
 - h) Proposed Level 4, Drawing No. 2300-PL-08
 - i) Proposed Level 5, Drawing No. 2300-PL-09
 - j) Proposed Elevations, Drawing No. 2300-PL-10
 - k) Sections, Drawing No. 2300-PL-11 RevA

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

03. No works shall be carried out unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority;
- a) specific materials (including the provision of samples) to be used for all new external walls (render panels, brickwork, cladding) and roofs;
 - b) design details, materials and colour finish (including the provision of samples) for all new and replacement windows and doors;
 - c) details of the recess for all new/replacement windows and doors;
 - d) details and design of all balconies;
 - e) design and location of all external vents, flues, external plumbing and meter boxes;
 - f) the design and materials of eaves/verge details plus rainwater goods; and
 - g) details of all hardsurfaces.

Reason: To maintain the character and appearance of the area to accord with policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

04. A scheme of landscaping to soften the south-western elevation of the new extension bordering Ivel Court shall be submitted to and approved by the Local Planning Authority. Prior to 75% of approved units coming into use the agreed scheme shall be carried out and maintained thereafter unless any variation is first agreed with the Local Planning Authority.

Reason: In the interests of visual amenity to accord with policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

05. A scheme detailing the external boundary treatment adjoining the adjacent Listed Building (Osborne House, Sherborne Road) shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of materials, heights and coping. The boundary treatment shall thereafter be fully installed in accordance with the approved scheme prior to the first occupation of any flat hereby approved and shall thereafter be maintained subsequently in accordance with the details so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character and appearance of the area and to enhance the setting of the adjacent heritage asset to accord with policy EQ3 of the South Somerset Local Plan (Adopted March 2015).

06. Prior to the first occupation of any unit a scheme of external lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and residential amenity to accord with policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

07. Bat mitigation, compensation and enhancement measures shall be implemented in accordance with the recommendations of Section 5 of the bat survey report (Country Contracts, 3rd January 2017). In the case of the bat roost provision within the water tower this shall be fully implemented prior to the first occupation of any flat hereby approved.

Reason: For the conservation and protection of species of biodiversity importance, and for the enhancement of biodiversity, in accordance with NPPF and policy EQ4 of the South Somerset Local Plan, to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

08. No works shall be undertaken on site unless details of the foul and surface water drainage details to serve the development (flats and car parking/hardsurfaced areas) have been submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure the site is adequately drained.

09. Construction works (including the operation of any machinery) and the delivery or dispatching of any construction materials, shall not take place outside 0800 hours to 1900 hours Mondays to Fridays, and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity in accordance with policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

10. The access, parking area, and turning area shall be properly consolidated and surfaced in porous materials (not loose stone or gravel) or properly drained hard standing prior to the occupation of 75% of the permitted flats. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before 75% of flats are occupied and thereafter maintained at all times.

Reason: To ensure the development is served by an appropriate access arrangement to accord with policy TA5 of the South Somerset Local Plan (Adopted March 2015).

11. To safeguard orderly parking on the site it should be ensured that prior to 50% of the flats hereby approved coming into use 50% of the permitted car and motorcycle parking area shown on the submitted plan shall be properly delineated as shown on the approved plan, Drawing No. 2300-PL-04 RevB and made fully available for use. The remainder of the permitted car and motorcycle parking shall be properly

delineated as shown on the approved plan, Drawing No. 2300-PL-04 RevB and made available for use prior to the 75% of the flats hereby approved coming into use. Thereon areas allocated for access on the approved plan shall be kept clear of obstruction at all times and shall not be used other than for access, in connection with the development hereby permitted. The car and motorcycle parking spaces shall only be used by those flats permitted within the development.

Reason: To ensure the development is served by appropriate ordered parking provision to accord with policy TA6 of the South Somerset Local Plan (Adopted March 2015) and the SCC Parking Strategy.

12. Prior to occupation of 75% of the permitted flats the communal cycle store shall have been fully provided with suitable access. Thereon the sheltered cycle store shall be maintained and retained in perpetuity for the purposes of storing cycles. Until the permanent provision can be made temporary arrangements for the storage of cycles shall be made for initial occupants, details of which shall be agreed with the Local Planning Authority prior to the first occupation.

Reason: In order to promote alternative means of travel to ensure the site is accessible by a choice of means of transport and discourage the use of the private car, in the interests of sustainable development to accord with the National Planning Policy Framework.

13. Prior to occupation of 75% of the permitted flats the communal bin stores shall have been fully provided with suitable access. Thereon the bin stores shall be maintained and retained in perpetuity for the purposes of storing bins and recycling receptacles. Until the permanent provision can be made temporary arrangements for the refuse storage and collection shall be made for initial occupants, details of which shall be agreed with the Local Planning Authority prior to the first occupation.

Reason: To ensure the development is adequately provided for in terms of domestic refuse storage and collection.

14. Six months prior to the first occupation within the development hereby approved, a mechanism for the production and enforcement of a Travel Plan is to be submitted to and approved in writing by the Local Planning Authority. Such Travel Plan should include soft and hard measures to promote sustainable travel as well as targets and safeguards by which to measure the success of the plan. There should be a timetable for implementation of the measures and for the monitoring of travel habits. The development shall not be occupied unless the agreed measures are being implemented in accordance with the agreed timetable. The measures should continue to be implemented as long as any part of the development is occupied.

Reason: To promote and encourage sustainable modes of travel to accord with policies TA1, TA3, TA4, TA5 and TA6 of the South Somerset Local Plan (Adopted March 2015).

15. Before any of the apartments hereby permitted are first occupied provision shall be made for combined radio, TV aerial and satellite facilities to serve the apartments, details of which shall be submitted to the Local Planning Authority for approval.

Reason: In the interests of visual amenity to accord with policy EQ2 of the South Somerset Local Plan (Adopted March 2015).

Informatives:

- 01. The applicant is reminded that this application is accompanied by a Unilateral Undertaking submitted under Section 106 of the Town and Country Planning Act.
- 02. The applicant is advised to consider the comments from the Crime Prevention Officer received 7th November 2016. The applicant is advised to visit the "Secured by Design" web site for national CPDA contact details, design guides, licence holders & application forms: www.securedbydesign.com

(voting: unanimous)

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Chairman

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Date